

How We Value the City

Mapping the Dollars and Sense of Land Use Patterns

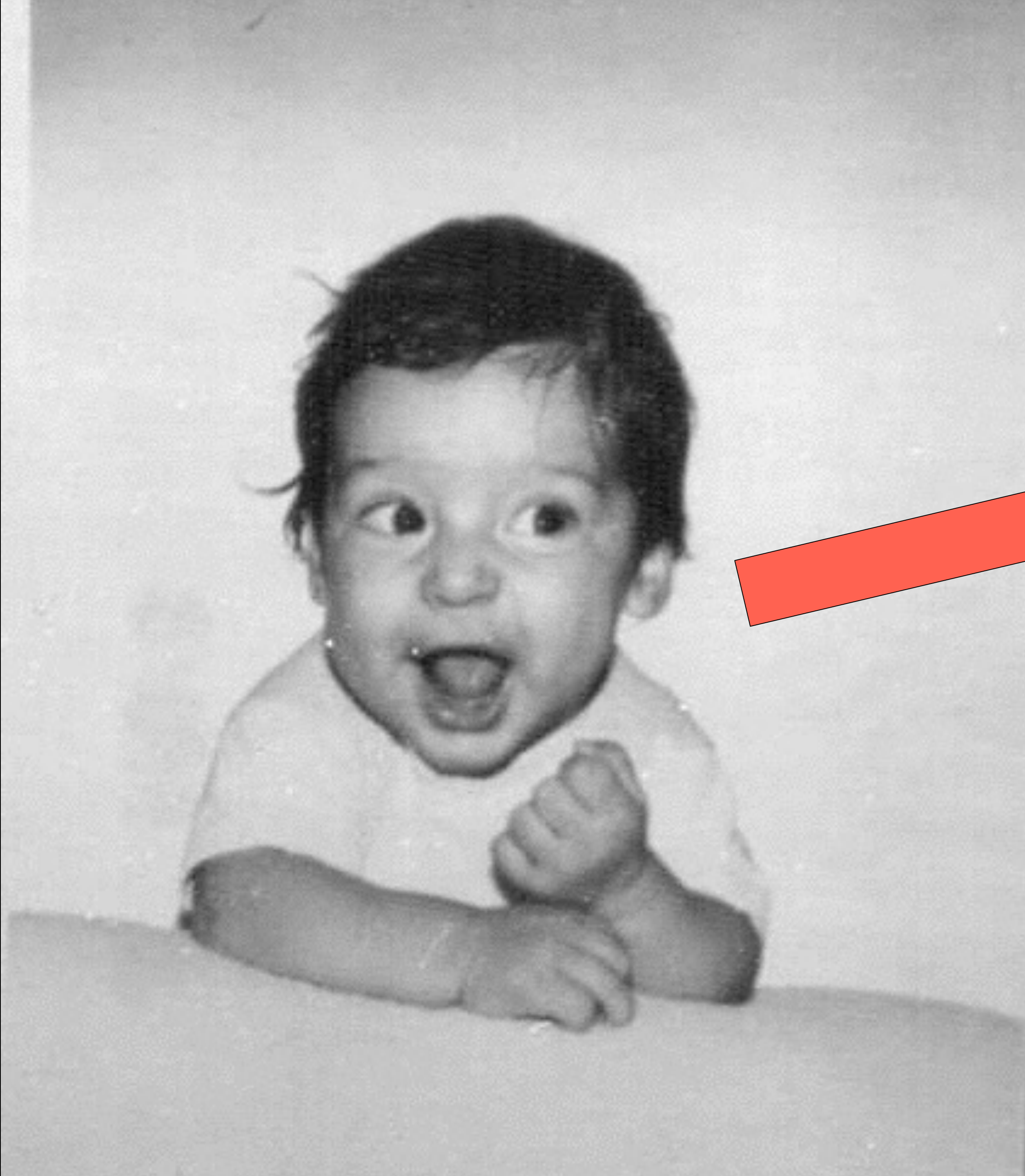


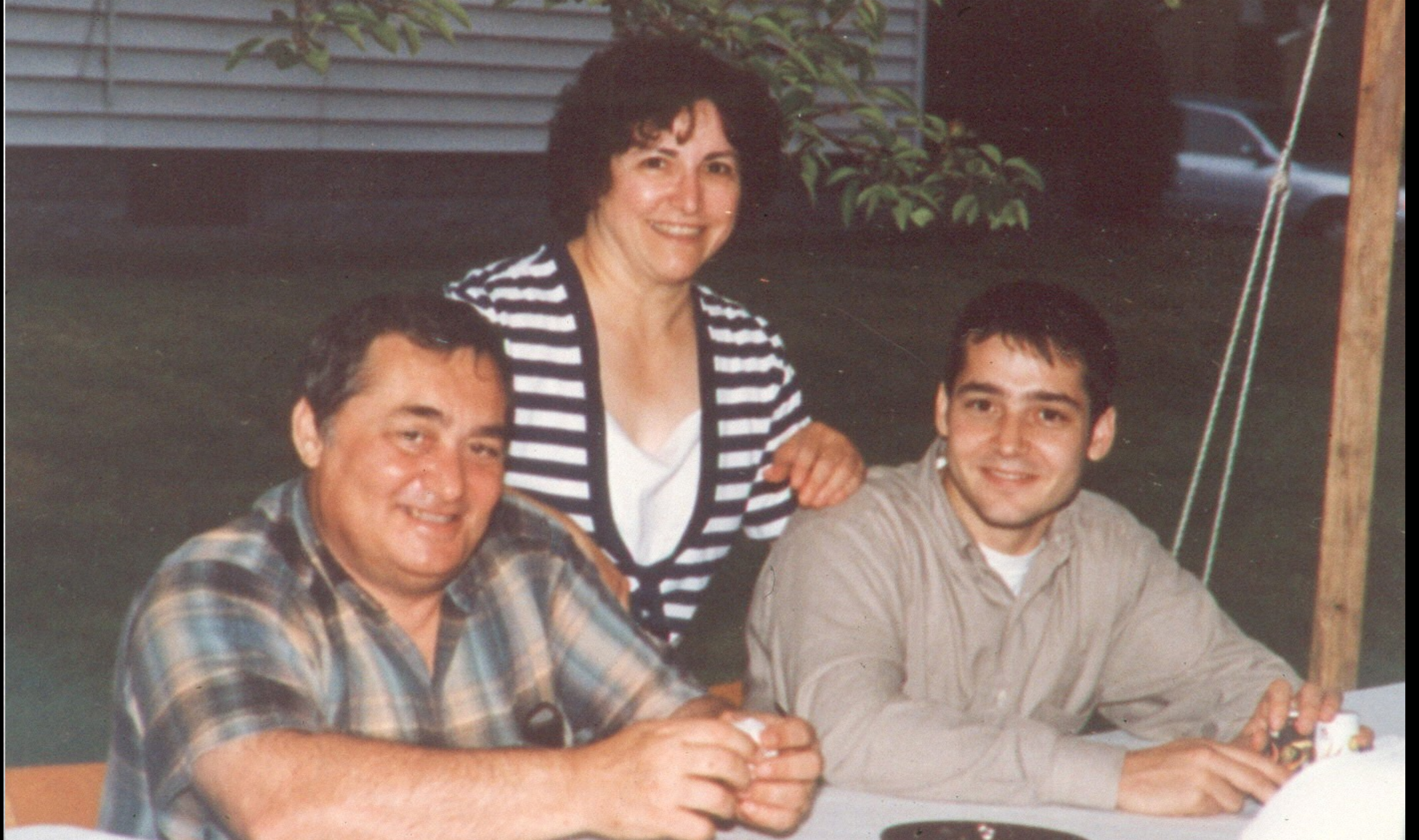
DNA

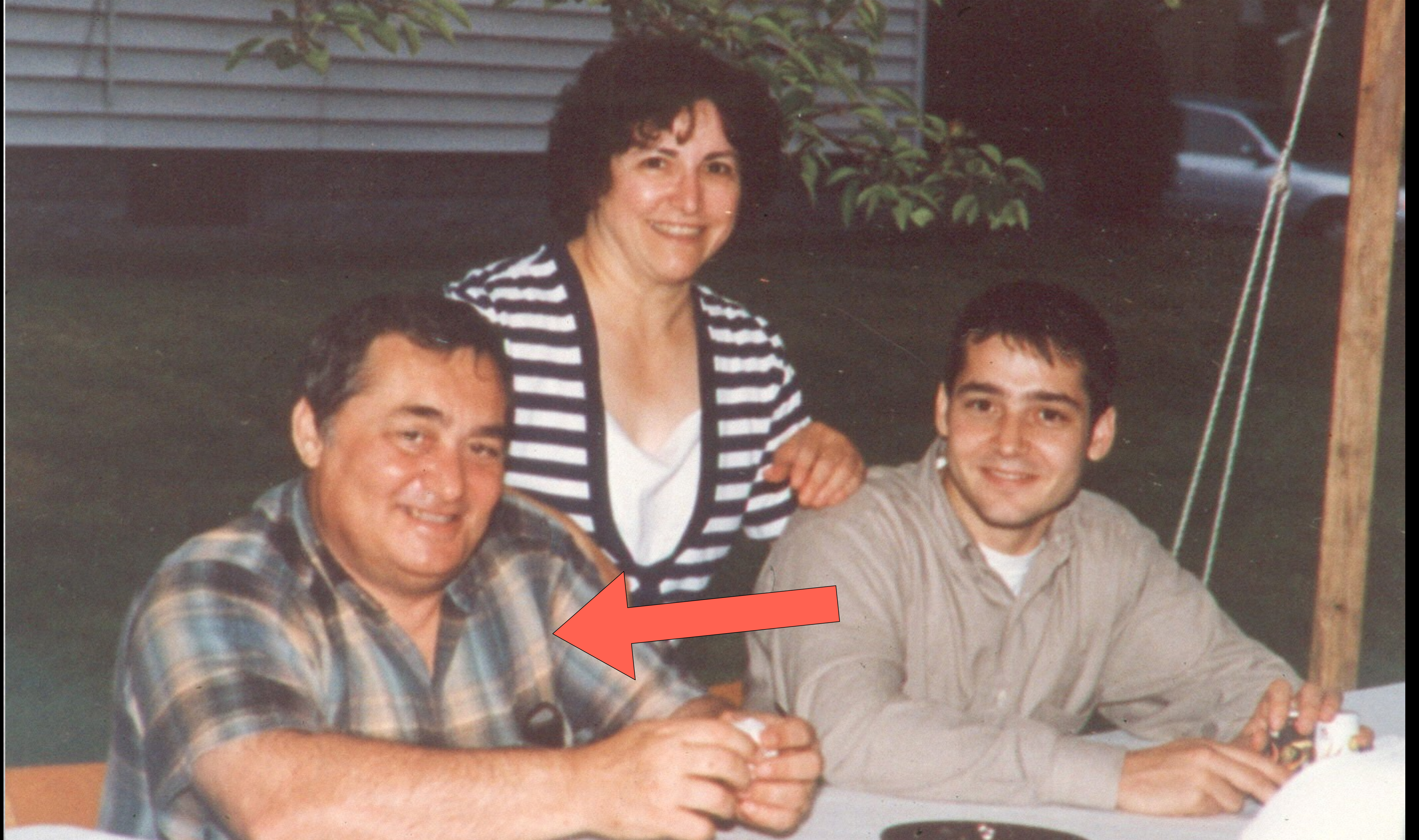


A









GREETINGS

from





New York City

Kansas City

Asheville

Memphis

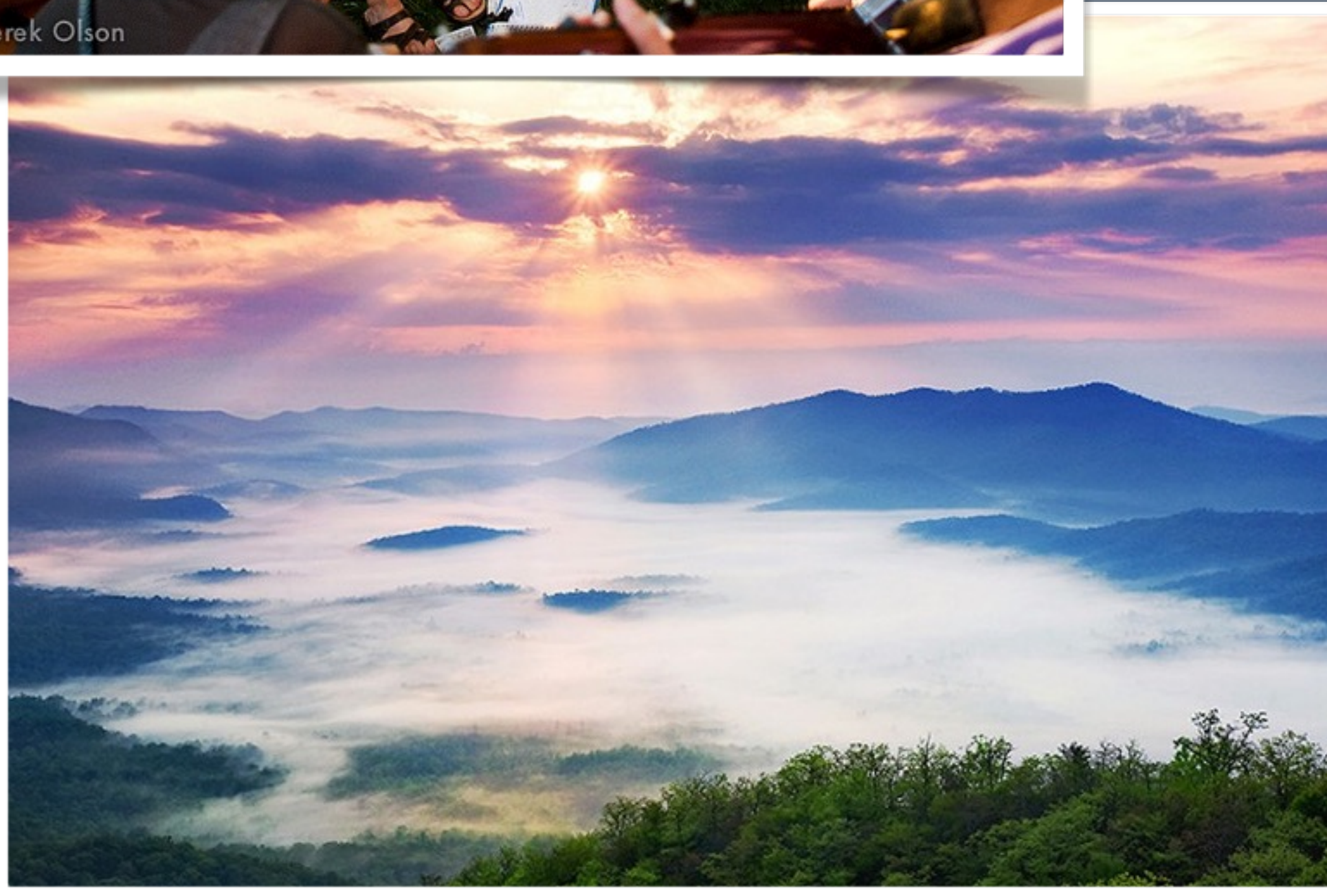
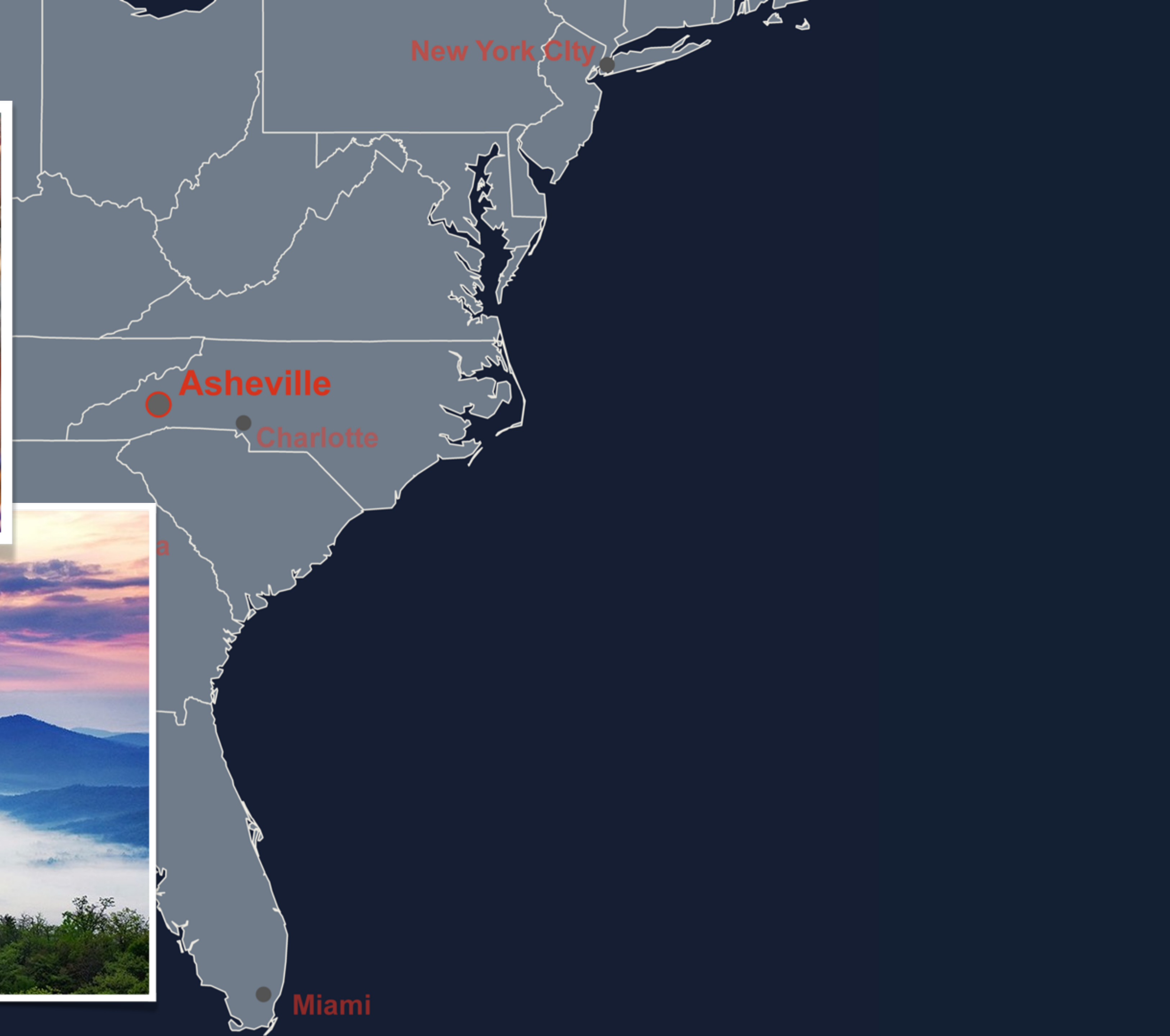
Charlotte

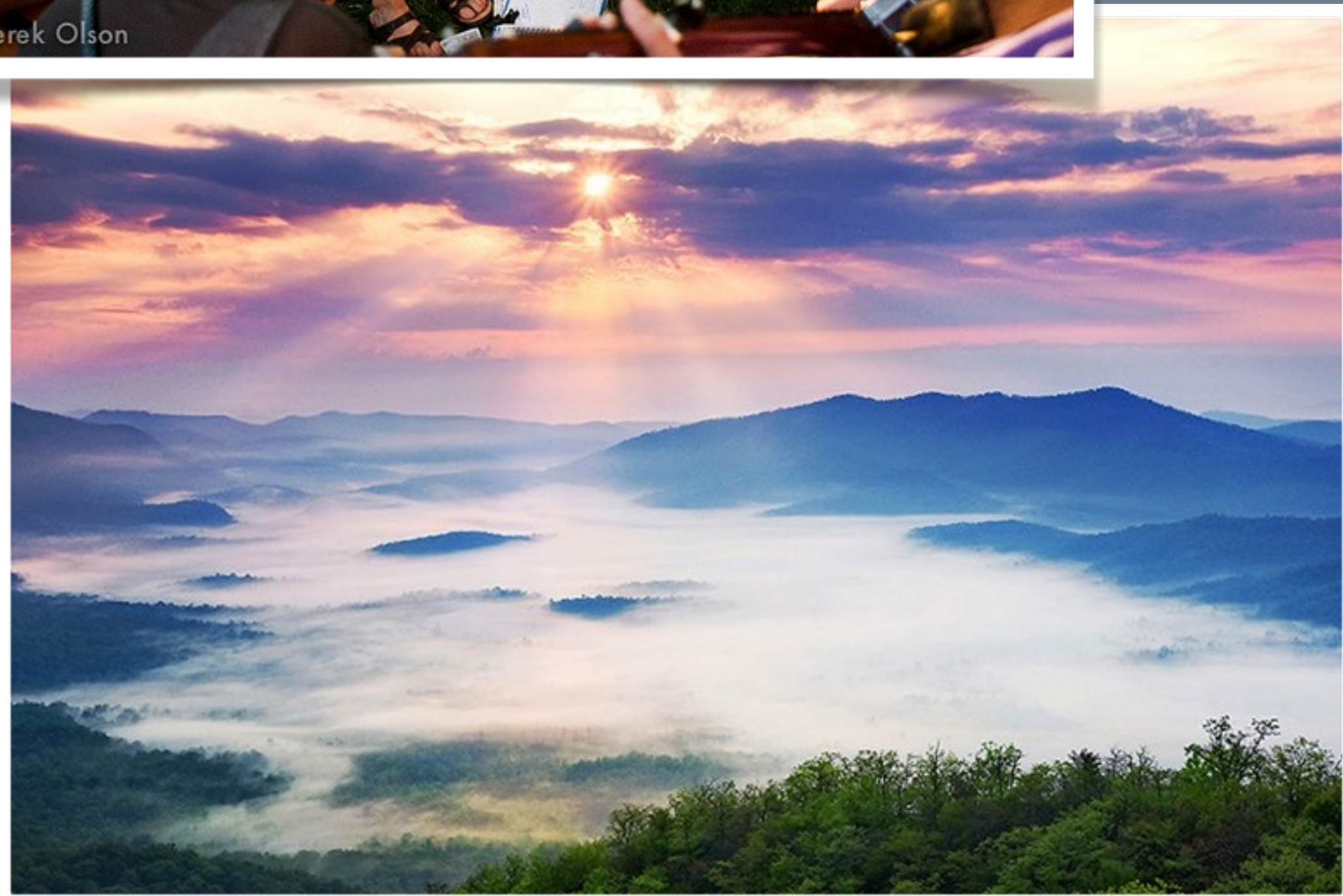
Atlanta

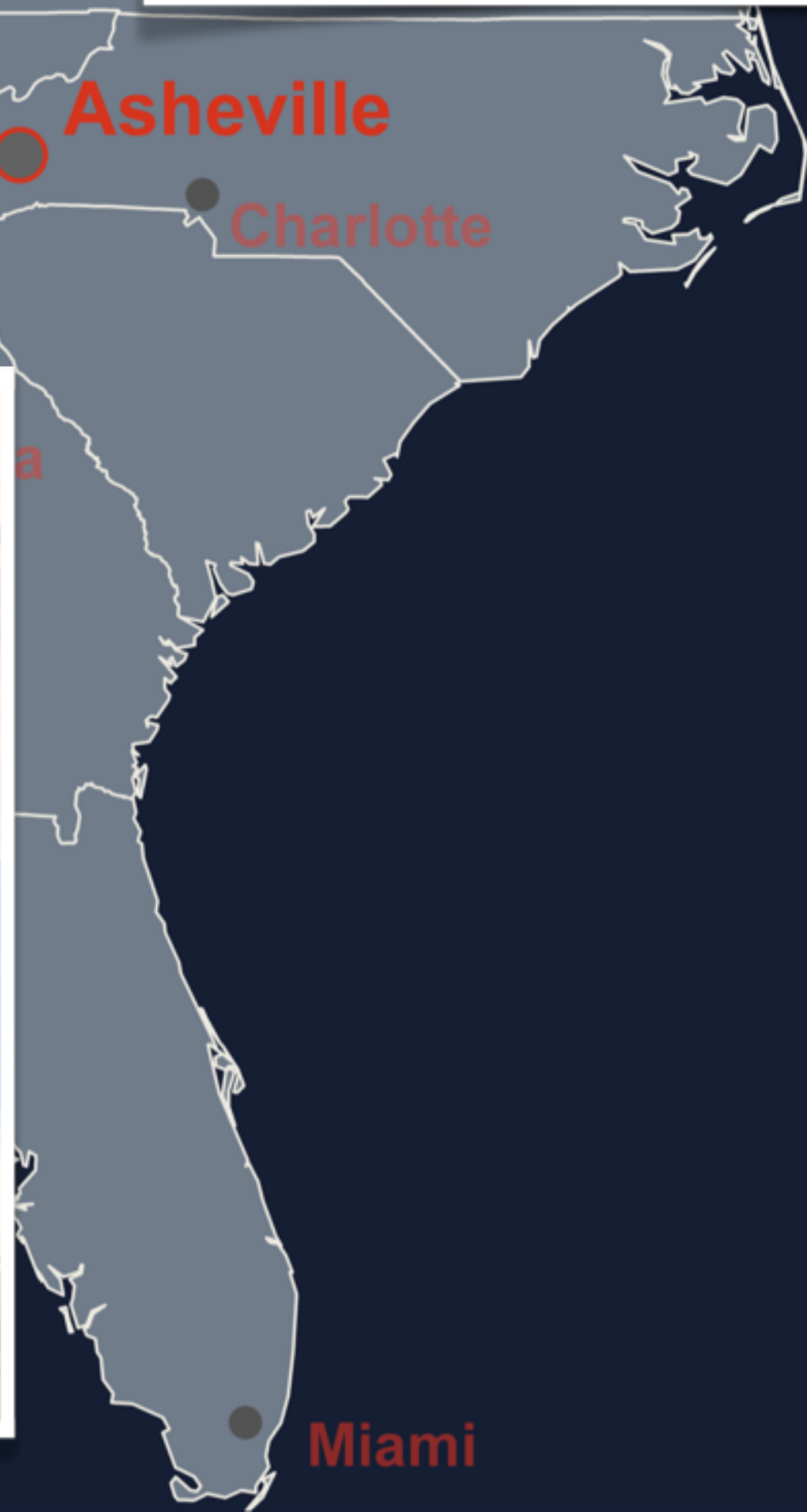
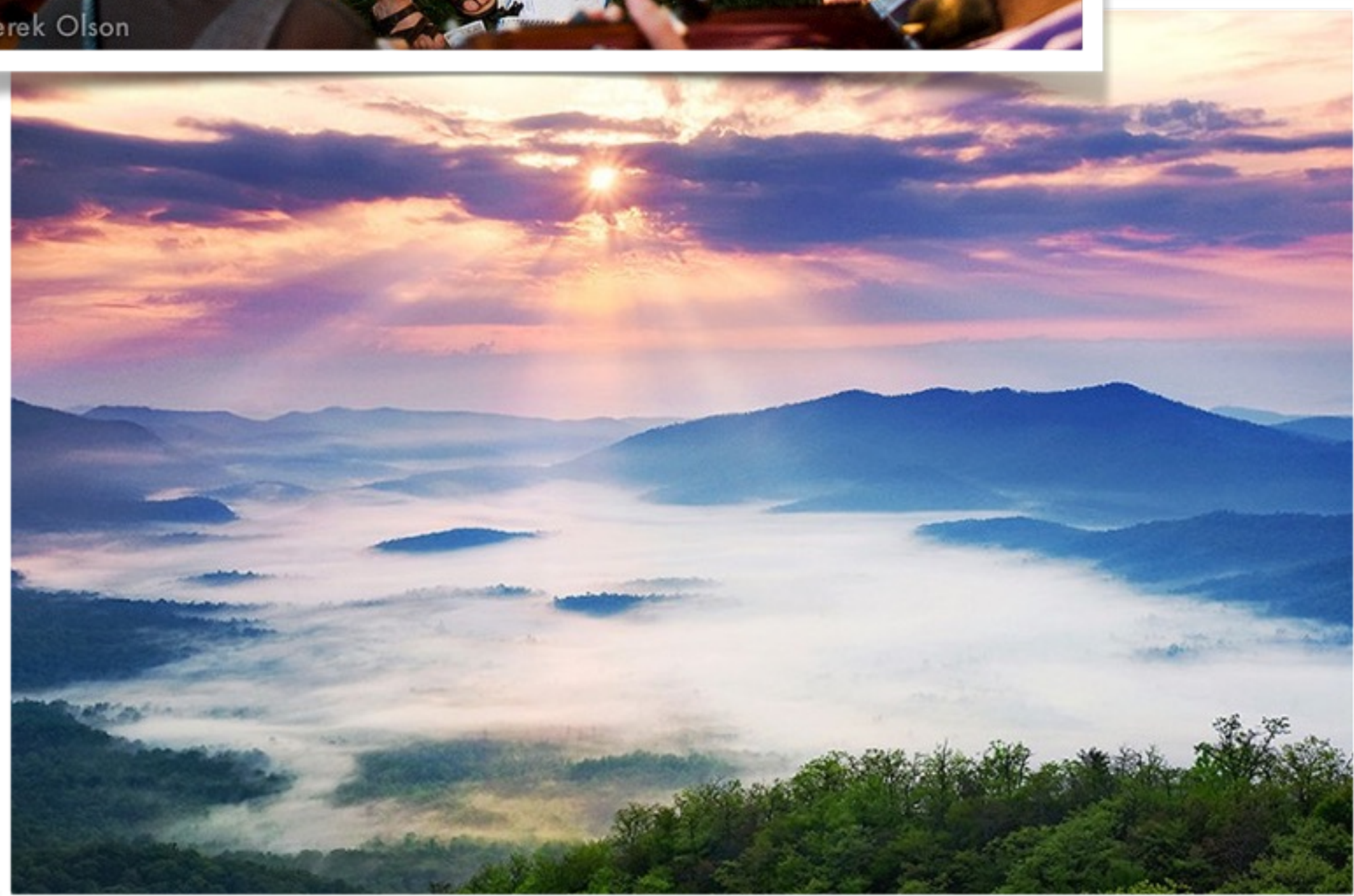
Houston

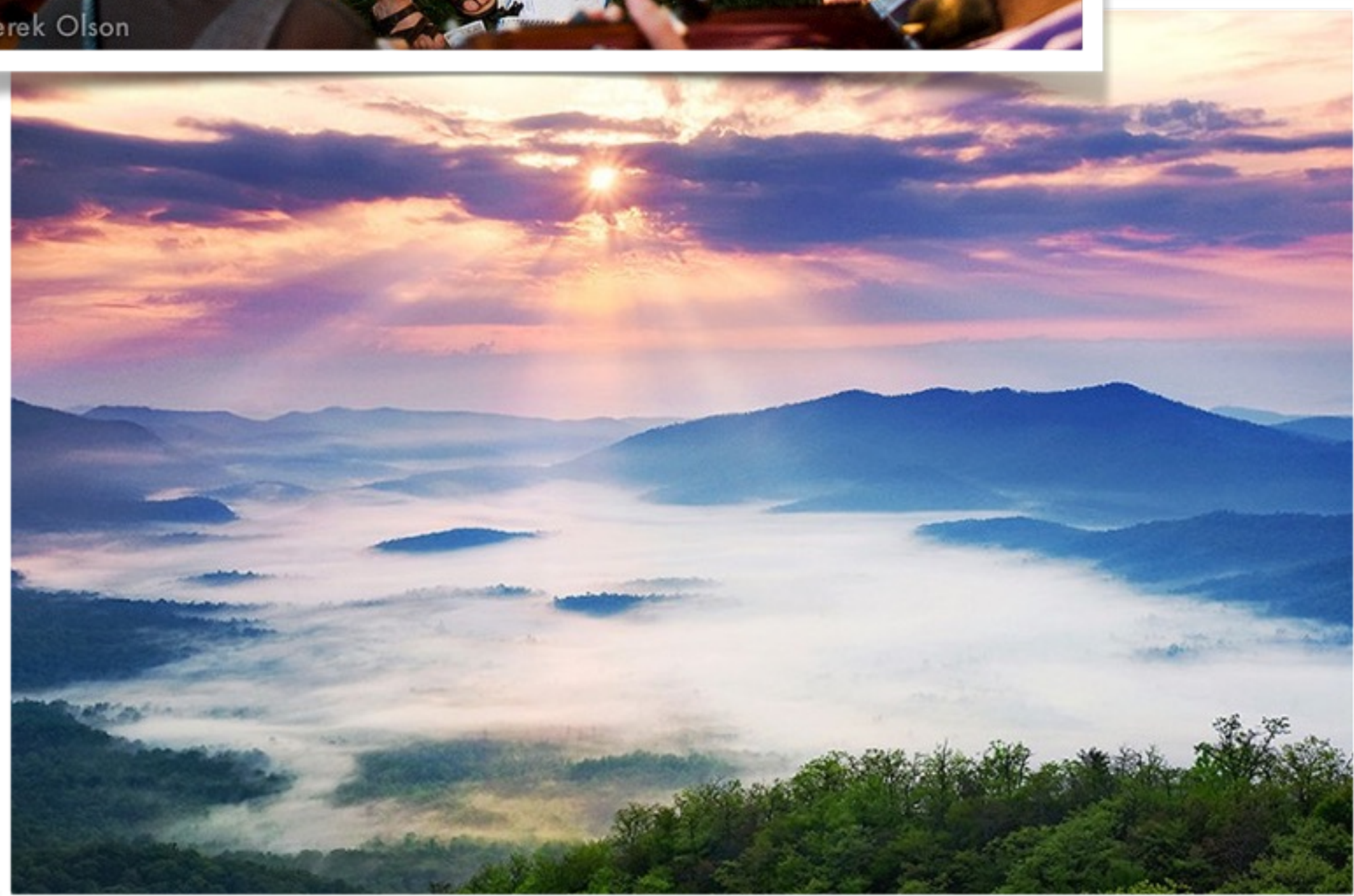
Miami











Miami



ASHEVILLE AND VICINITY.

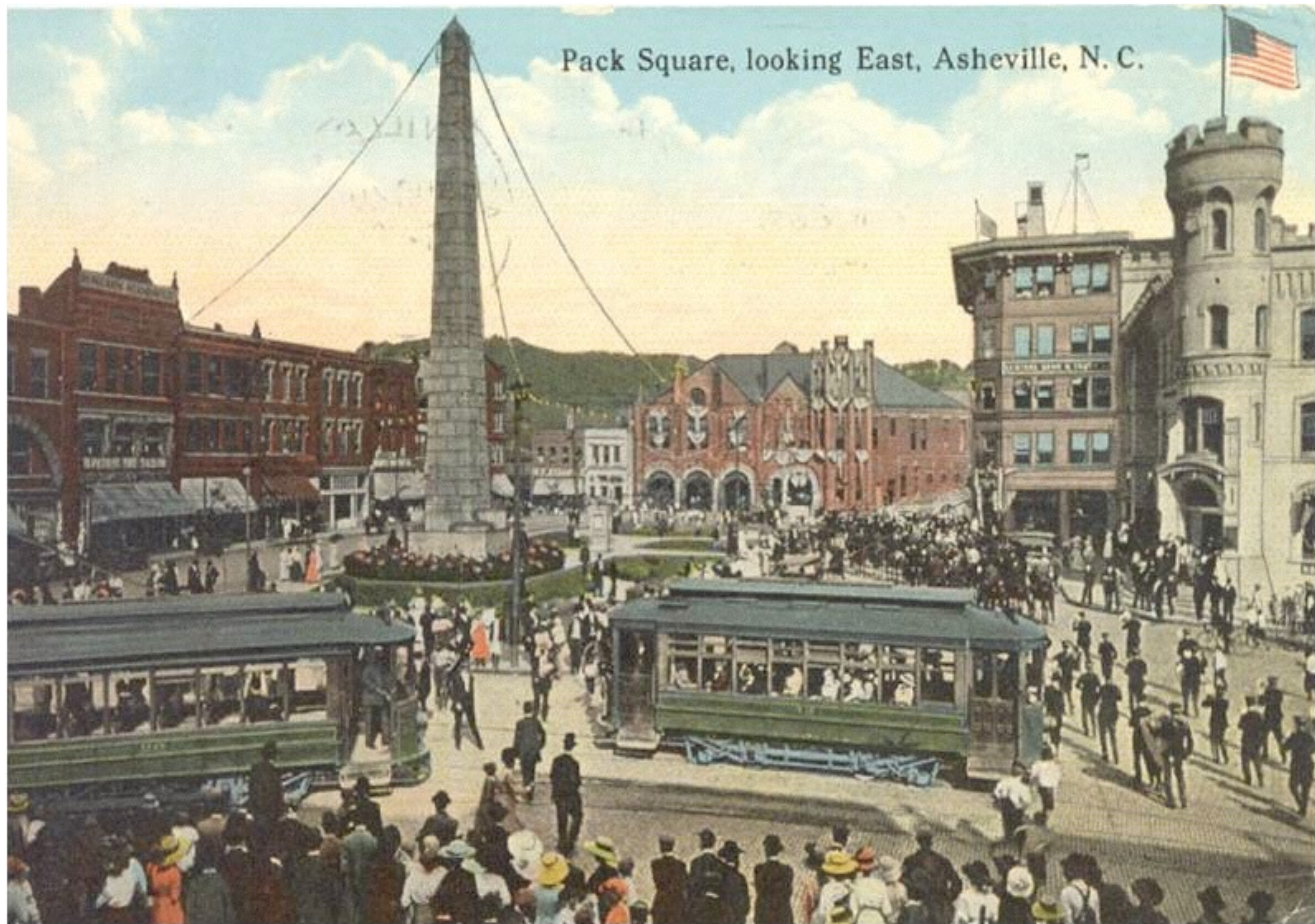
Things Change...



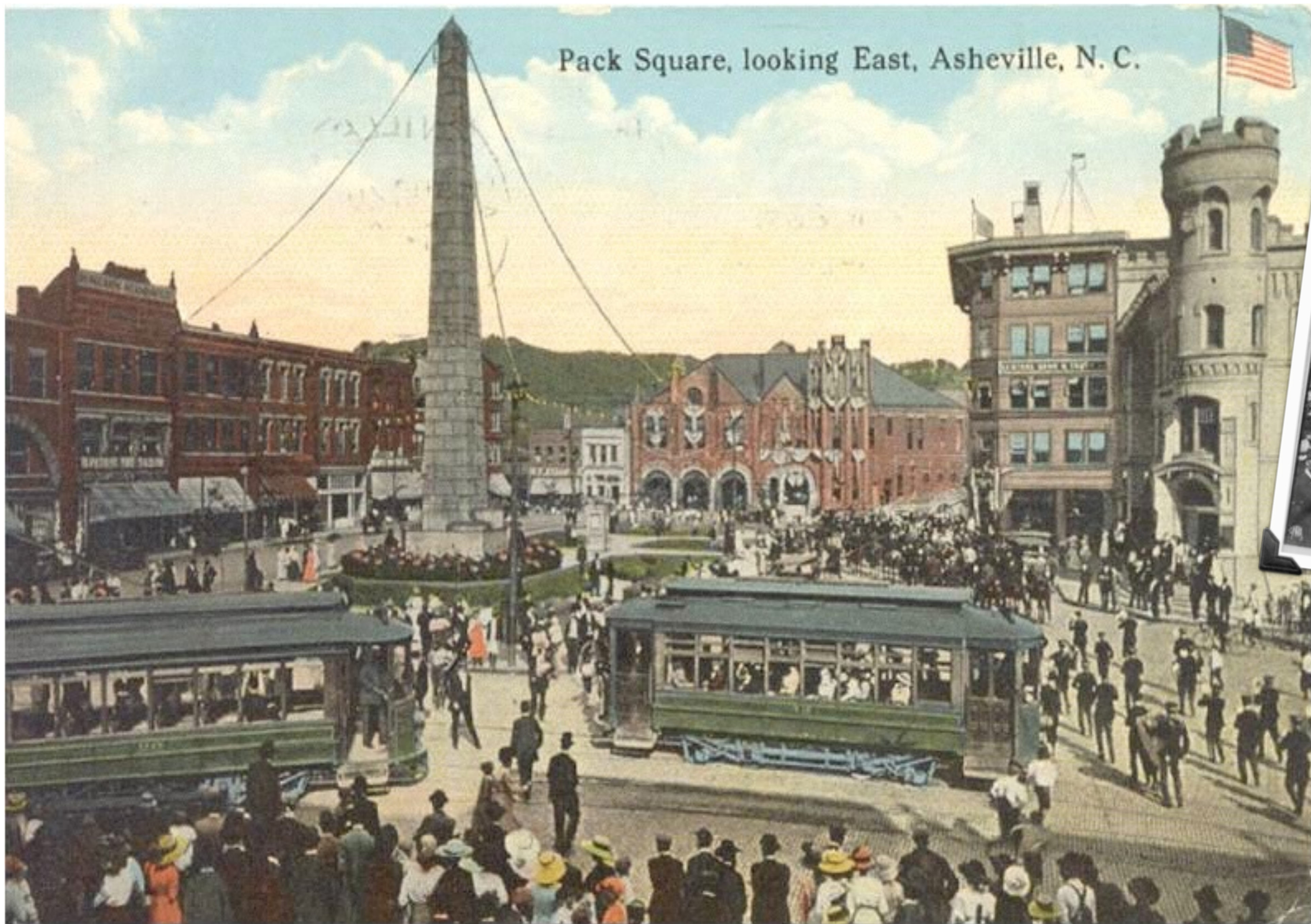
The 3 T's - Trains, Tourism, & Tuberculosis



Pack Square, looking East, Asheville, N. C.



Pack Square, looking East, Asheville, N. C.



During the 1920's



- Asheville grew by 20% population/year
- Second largest city in NC,
(larger than Charlotte!)
- Achieved the highest debt per capita in
the entire US
- City thought it had **\$5M in bank**, but
when the audit on the bank happened, it
was discovered to only be **\$18,000**
- 3 days after the elected officials were
indicted, the Mayor committed suicide



LOOK
HOME-
WARD,
ANGEL
—
OF TIME
AND THE
RIVER

Thomas Wolfe

Author (1900-1938)
You Can't Go Home Again



Asheville has squandered fabulous sums.
They've flung away the earnings of a lifetime.
They've mortgaged those of a generation to come.
They have ruined a city,
and in doing so,
have ruined themselves, their children, and their children's children.

LOOK
HOME-
WARD,
ANGEL
—
OF TIME
AND THE
RIVER

Thomas Wolfe

Author (1900-1938)
You Can't Go Home Again



Fifth Victim Of McDowell County Prison Unit Fire Dies

By BARBARA BLAKE
Citizen Staff Writer

Wednesday night's fire at the McDowell County prison unit claimed its fifth victim Thursday afternoon with the death of Gary Lowe of Hildebrand, who died of massive burns at about 1 p.m. in Memorial Mission Hospital.

Four other inmates who died in the fire Wednesday night were identified as David Rice,

19, and Clyde Brazil, 26, both of Asheville; Robert Denton, 18, of Hendersonville; and Lonnie Potter, 18, of Todd.

The fire, which sent 34 prisoners to Asheville hospitals for emergency treatment, apparently began with a protest by inmates over the confiscation of a radio by prison guards.

W. L. Kautzky, assistant director of prisons, said Thursday the incident started about

5:30 p.m. Wednesday when a guard tried to confiscate two radios because the inmates had been playing them without permission the night before.

The guard took one radio, Kautzky said, and the other was smashed by the inmate. The guard threatened disciplinary action.

After dinner, Kautzky said, the 33 inmates in dormitory "B" met and began protesting.

At about 8:15 p.m., he said, they started a fire on a picnic table inside the dormitory with paper, then stacked four mattresses on top.

Lt. Mack Wilson, shift officer on duty at the time, said the fire was first noticed when Sgt. Elmer Macospon went to the dormitory and saw the mattresses smoldering on the table.

Kautzky said Thursday he

understood that three of the mattresses were removed from the fire, but one inmate pushed a mattress into the smoldering fire, then other inmates added their mattresses.

"These mattresses have all the elements of a Molotov Cocktail," Kautzky said. "I don't think the inmates know the seriousness of what they were doing."

The inmates at the McDowell

prison are those with misdemeanors who had previously escaped or who were considered management problems.

The seriousness of the situation, Kautzky said, was partly because of a shortage of personnel (five staff members were on duty Wednesday night) and the volatility of the mattresses.

"We know these types of

mattresses could be a problem if heated sufficiently," he said, adding that requests for new mattresses have been made since 1973.

The mattresses are made of polyethylene, Kautzky said, and once their flame retardants wear out, they are highly flammable.

The second problem, that of understaffing, has also grown worse because of insufficient

funding, Kautzky said.

"The requests have gone unheeded, for whatever reason, legitimate or not," he said. "I'm afraid we're paying the price of years of neglect in our prison system."

Kautzky said the McDowell facility is not overcrowded. The prison can hold 75 inmates but more staff is needed to handle

—Turn To Page Three

Open Cut Answers Avoided

(Related Story On Page 17)
By JODY MEACHAM
Citizen Staff Writer

Asheville City Council declined Thursday to clarify its June 17 resolution opposing the Bouscater Mountain open cut at the request of a local civic group.

"I think it's clarified as we know it," said Mayor Eugene C. Ochsenschlager Jr. "If the Department of Transportation needs any more interpretations, they can call us."

The clarification was requested by Manly E. Wright, president of the Greater Asheville Council, because he said the DOT may delay highway construction as a result of Council's action.

"There apparently was a great deal of confusion as to the resolution on Bouscater Mountain," Wright said. "We are asking you to clarify confusion in the minds of citizens of Asheville."

Councilman Otis Michael, who introduced the resolution, said it represents the opinion of a four-member majority of Council but is not an official Council action.

In Dr. Michael's words, as recorded in Council's official minutes, the resolution states: "that City Council adopt a policy that they are opposed to the open cut and would like to have twin tunnels."

Saying Thursday that "I've been misquoted by the media many times," Dr. Michael said his resolution is the same as previous ones passed by Council on the tunnel-open cut issue except that it stated a tunnel preference.

"I prefer twin tunnels and I object to the open cut," he said. "What I said in City Council was nothing more than what has been stated previously. I still prefer tunnels to an open cut."

He said last week's meeting with DOT administrator Billy Rose would not have been necessary if his resolution had

—Turn To Page Two



After 40 Years, The Bonds Are Burned

Prominent participants at the Thursday night Bond Burning Ceremony at the Civic Center were (L-R) Jerry Thomas, Under Secretary of State who was speaker, and Julian A. Woodcock, chairman of the Buncombe County Sinking Fund Commission; R. Car-

tis Ratcliff, chairman of the Buncombe County Commission; Eugene C. Ochsenschlager, mayor of Asheville, and Cindi Drake, Miss Asheville. (Staff Photos by Gary Fields)

\$56 Million Debt Is Officially Paid

By JODY MEACHAM
Citizen Staff Writer

"I now declare the refunding bonds are burned and the debt repaid."

So went the pronouncement of Julian A. Woodcock Jr., chairman of the Buncombe County Sinking Fund Commission, at Thursday night's bond burning at Thomas Wolfe Auditorium.

The burning of a \$1,000 bond marked the repayment, after 40 years, of a \$56 million debt accumulated in the 1930s and '40s by Buncombe County and the city of Asheville.

"Actually, the burning of the bond was almost as difficult as paying off the debt. Possibly it was due to the

poor, Depression-era paper, but the bond held by Cindi Drake, Miss Asheville, went out as soon as Woodcock drew the lighter away.

A second ignition started the paper to smolder, an occasional flame here and there.

But the task was accomplished and Woodcock didn't wait for the paper to be consumed before he announced that the city and county had paid back what they owed.

Hardly any of the speakers, beginning with the Rev. Billy Graham who appeared on film, could resist the temptation to compare the financial situation of local government here to that of New York City.

Under Secretary of the Treasury Jerry Thomas announced at the ceremony that the federal government extended another half billion dollars in aid to New York earlier in the day.

Thomas, who was keynote speaker at the event, criticized federal deficit spending and the increasing role of government in the national economy.

"The biggest competitor we have in America today is government itself," he told the crowd. "Of Congress, he said: 'We don't know what they're doing for us or to us. Thank heaven we don't get all the government we pay for.'"

The national debt, he said, increases at the rate of \$1 billion a week and the interest on that debt accrues at the rate of \$1 billion every nine days. "What we need is a revolution of independence

Congress Under Budget

WASHINGTON (AP) — Congress spent \$374 billion on the federal budget in the fiscal year that just ended — \$14 billion less than it had set as a target.

Leaders in the new congressional budget-making process hailed the record as a quiet revolution that could lead to a balanced federal budget by 1980.

They told reporters Thursday that the congressional budget-making policies must be given credit for bringing the nation out of recession.

Midnight Wednesday closed out fiscal 1976, the first year for the new budget procedures aimed at:

—Giving Congress more control over federal spending by requiring lawmakers to look at the budget as a key factor influencing the economy, rather than just a series of unrelated appropriation bills. —Providing Congress a

Court Strikes Consent Rule In Abortions

By W. DALE NELSON
WASHINGTON (AP) — The Supreme Court ruled Thursday that neither husband nor parent can be given veto power over a woman's decision to have an abortion.

The court struck down provisions of a Missouri law which require the consent of the husband of a married woman and the consent of at least one parent of a single woman under 18.

The vote was 6 to 3 on the issue of requiring the husband's consent, with Chief Justice Warren E. Burger and Justices Byron R. White and William H. Rehnquist dissenting.

Justice John Paul Stevens joined Burger, White and Rehnquist in maintaining that the parental consent requirement should have been upheld.

The decision appeared to leave the way open for states to impose some provisions for parental consent, at least at some ages, as long as they did not amount to "parental veto."

"Our holding ... does not suggest that every minor, regardless of age or maturity, may give effective consent for termination of her pregnancy," Justice Harry A. Blackmun said for the court.

Justice Blackmun said for the court.

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Justice Blackmun said for the court.

Justice Blackmun said for the court.

It was the court's first major abortion decision since the justices ruled in 1973 that states may not regulate abortion in the first three months of pregnancy.

That decision, which was also written by Blackmun, held that the state could not prohibit abortions until after the stage at which the fetus would be able to live on its own.

The Darling, national director of the Religious Coalition for Abortion Rights, predicted that Thursday's decision would "de-escalate the abortion controversy."

The National Abortion Rights Action League said 12 states re-

quire the consent of husbands and 14 states impose parental consent requirements of some kind.

In a separate decision the court suggested that a parental consent law adopted by Massachusetts might be unconstitutional.

That law calls for consent of both parents but permits a judge to override their decision. A three-judge federal court ruled the law unconstitutional.

Massachusetts officials appealed, arguing that the law would permit a pregnant teenager to get a court order for an abortion even without consulting her parents.

American Faces For The Fourth

The Community Life section celebrates the Fourth of July with a brotherhood message and a page full of American faces in the Sunday Citizen Times.

Other Highlights

How do the original Americans — the American Indians — feel about Independence Day and the Bicentennial? John Crowe, chief of the Eastern Band of Cherokee Indians, answers these questions in an exclusive interview with Bob Terrell, the first formal interview Crowe has granted a reporter since the 1950s.

Plus — Walter Scott's Personality Parade, color comics, jumbo crossword puzzle, Letter From The Faces and dozens of other regular features.



More Pretty Weather Due

The beautiful weather which mostly sunny and warm, with expected to be only slightly less

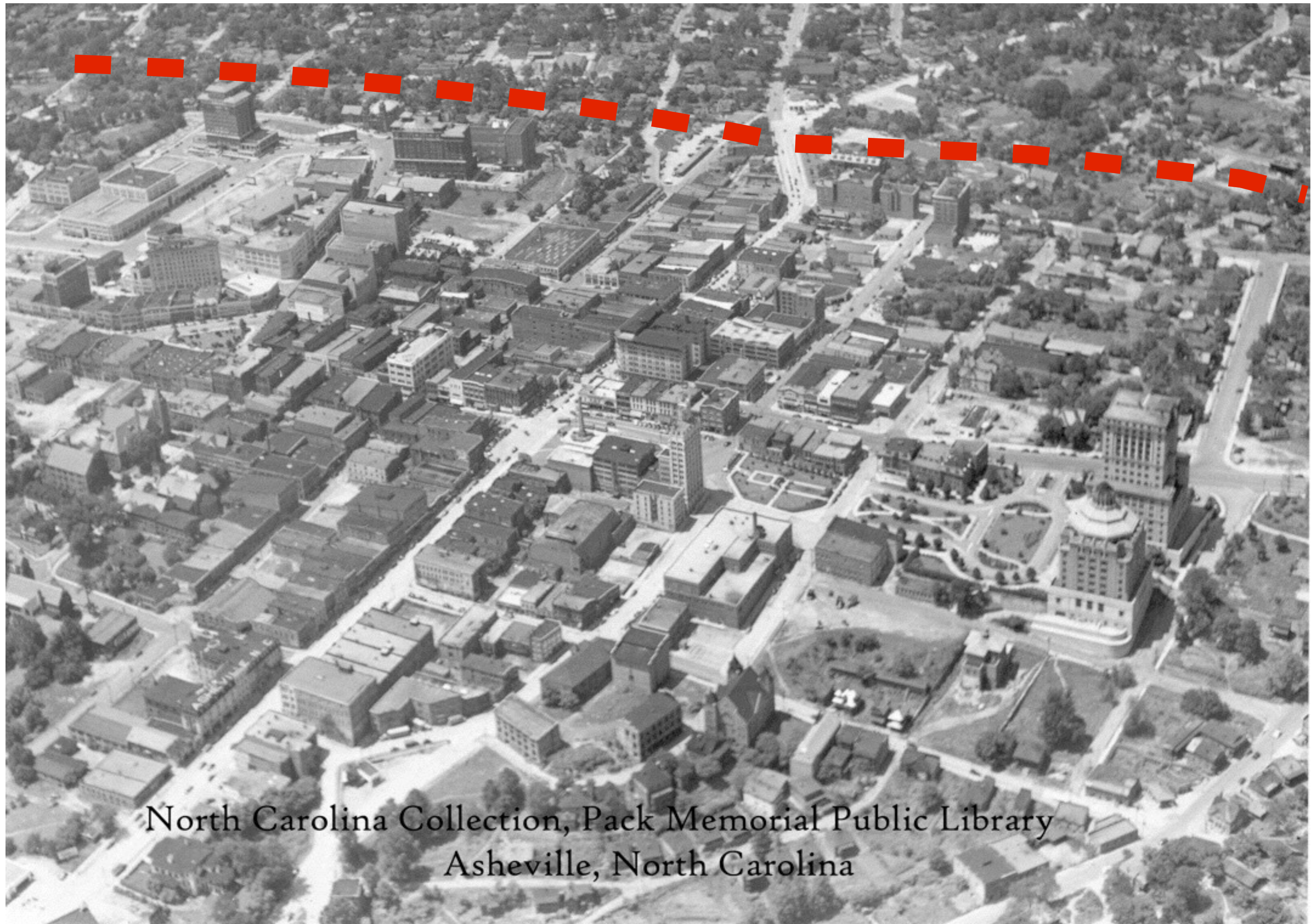
The Decline Began in the 50's & 60's

Development outside of downtown was encouraged by the new expressways.



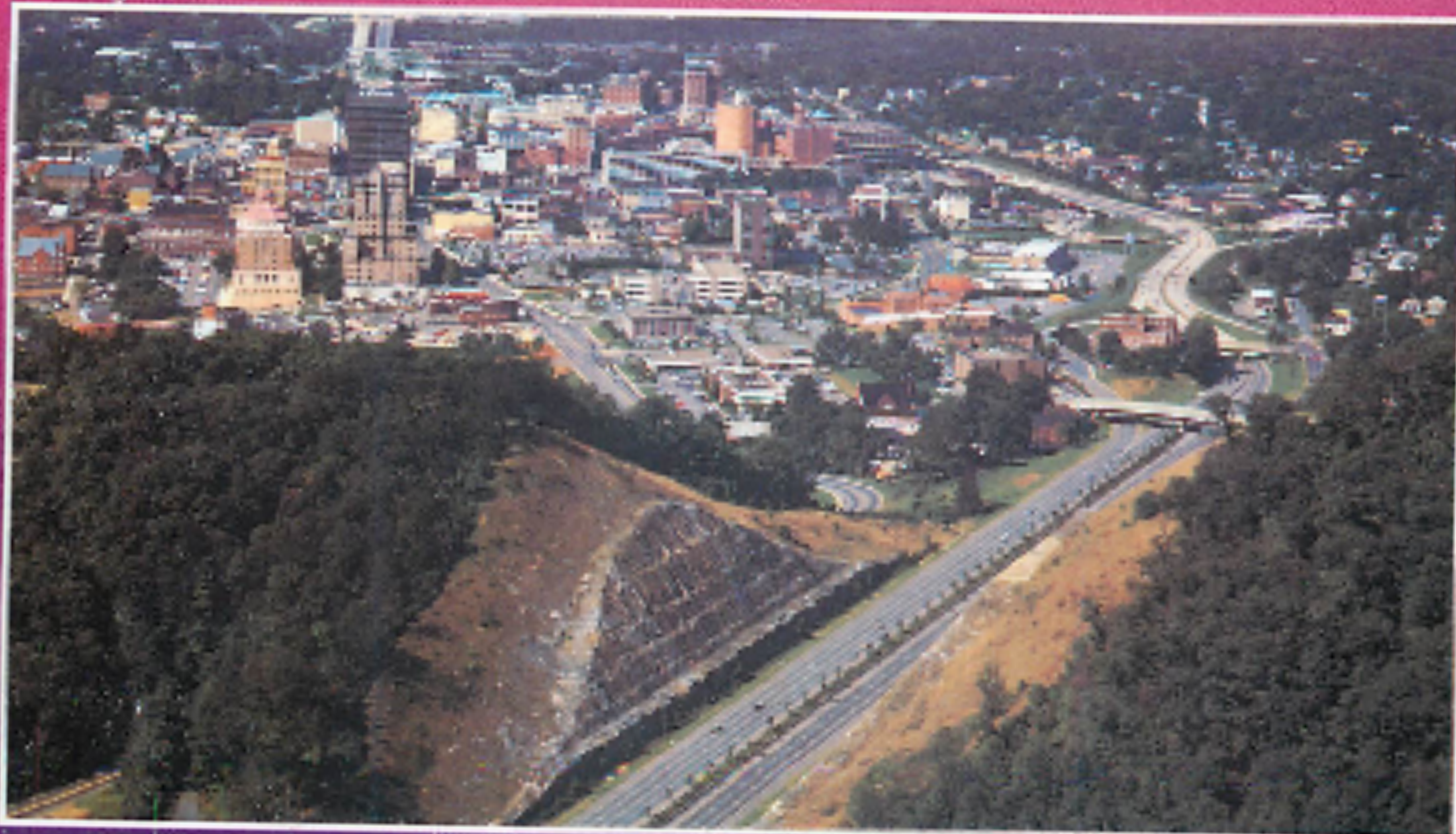


North Carolina Collection, Pack Memorial Public Library
Asheville, North Carolina



North Carolina Collection, Pack Memorial Public Library
Asheville, North Carolina





Asheville, N.C.

Land of the Sky

The
73
acre
Asheville
Mall



In the 70's and 80's our downtown died





EDWARDS & SONS

AMERICAN SERVICE CENTER



In the 70's and 80's
our downtown died.



Asheville's de facto motto was:

“That will never work here - don't even try.”



Julian Price

1941 - 11/19/2001



the Alternative Reading Room

The Mountain Xpress

Public Interest Projects

Salsa's & Zambras

City Seeds



Urban3



51 Biltmore



Downtown benches



The Laughing Seed



the Dogwood Fund



The Orange Peel

YWCA

The Public Service Building



JACK SCHULMAN

53

BUYERS MARKET



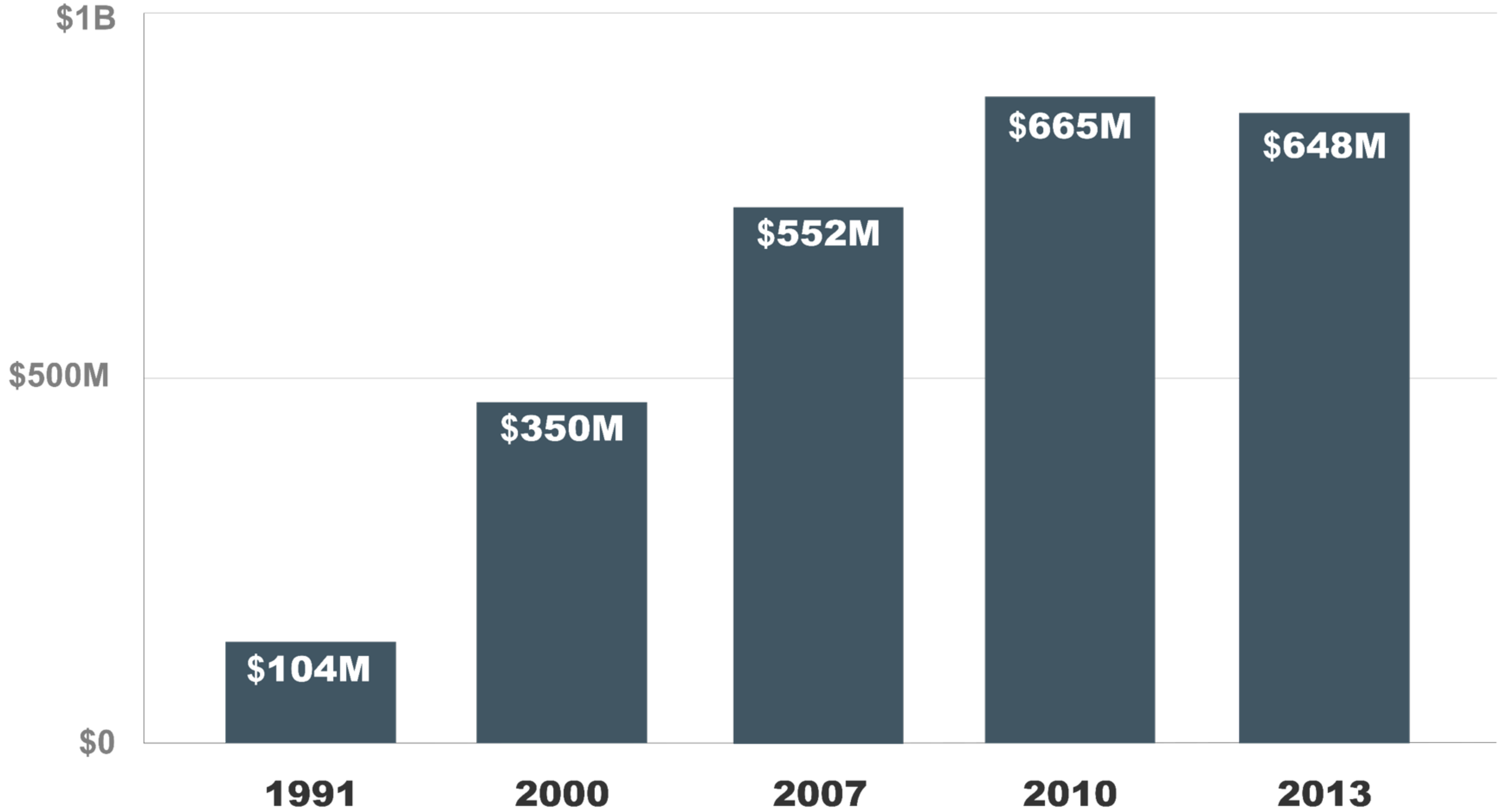


**In God we trust;
everyone else,
bring data.**

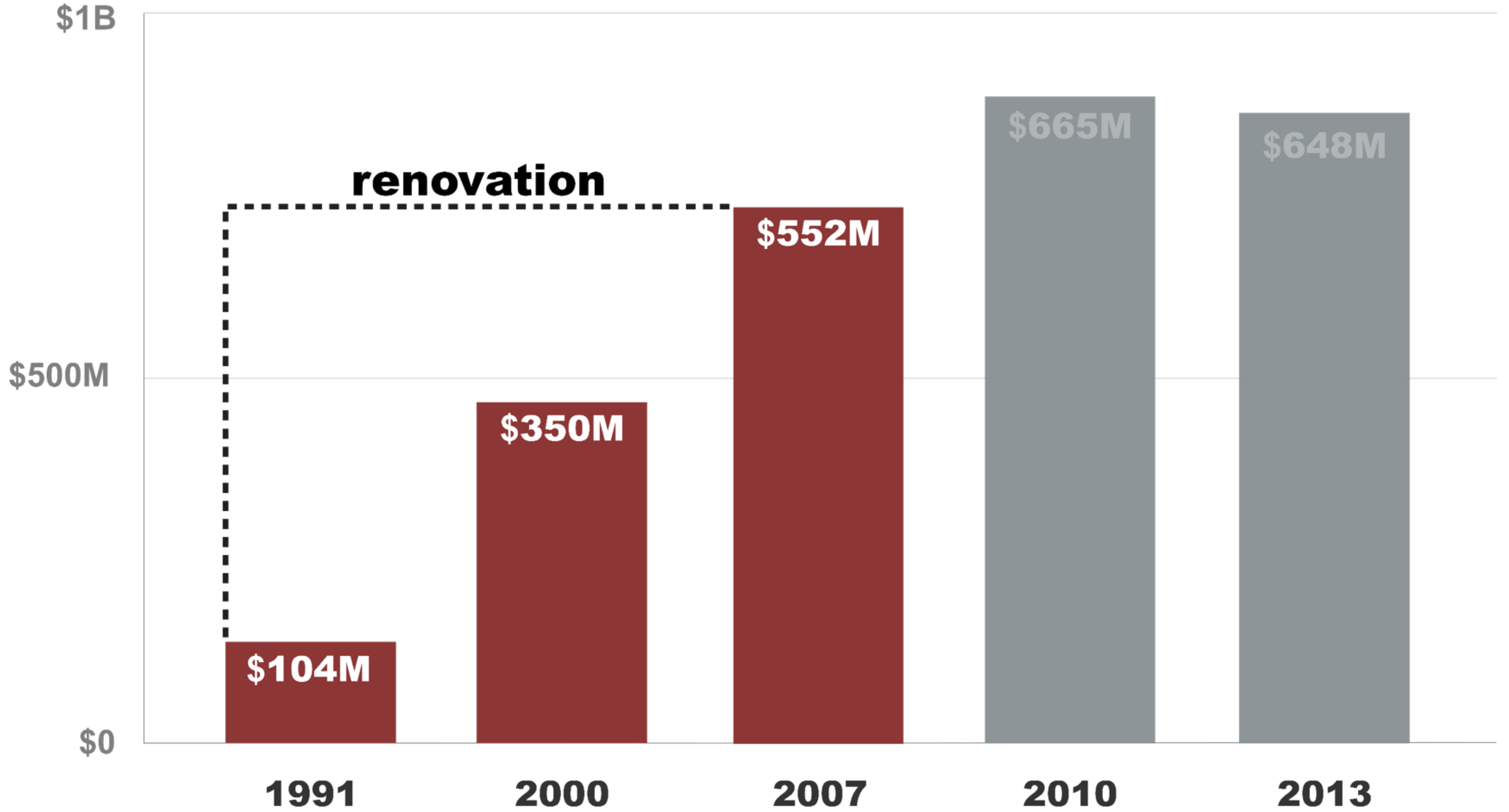
Mayor Michael Bloomberg



Asheville CBD Taxable Value



Asheville CBD Taxable Value



WELCOME TO ASHEVILLE

PAST COUNCIL DECISIONS \$\$\$



CITY TAXPAYER

THE BURDENS OF POOR DECISIONS ARE BECOMING UNBEARABLE!

- Parking Garages 4.5 Million & Climbing
- Pack Square Projects 10.0 Million & Climbing
- Wall Street Project 1.8 Million & Standing Empty
- New Garage for Garbage Trucks 5 Million Plus
- City Hall Beautification Project 4.8 Million
- 26.1 Million & Climbing

In 1990 Asheville City taxes were raised

2 Million Dollars

to help pay for these projects for
Downtown Dignitaries.

These are just a few of the failed policy decisions supported by the Old Council. The taxpayers can no longer afford the policies of the 80's.

Here are your choices on November 5TH
You May Vote For Six

- | | |
|------------------------------------|------------------------------------|
| ■ Gene Ellison - 2 year Incumbent | ■ Bill Moore - 2 year Incumbent |
| ■ Chris Peterson - Fresh New Ideas | ■ Carr Swicegood - Fresh New Ideas |
| ■ Charles Worley - Fresh New Ideas | ■ Barbara Field - Fresh New Ideas |
| Norma Price - 14 years Incumbent | |

SHOW YOUR SUPPORT FOR A NEW CITY COUNCIL.
DISPLAY THIS POSTER IN YOUR CAR, YOUR WINDOW, OR YOUR YARD.

PAID FOR BY: CITIZENS FOR A NEW CITY GOVERNMENT, DOROTHY F. WORLEY, TREASURER

BLUEPRINT OF CITY HALL

THE INCUMBENTS: WHY SHOULD WE VOTE AGAINST THEM?

The decade of the 80's was controlled by the incumbents
Bratton, Frank, Price, and Michalove.

During their tenure, we have witnessed the following:

1. Personal income has decreased.
2. Property taxes are at an all time high. In 1990 these four council members voted for a 16% increase in personal property taxes.
3. In 1981 water was at the top of their list of priorities. In 1991 water remains at the top of their list.
4. Increased crime rate. Inadequate police protection due to massive annexation during the past 10 years.
5. Downtown development for bureaucrats instead of water, sewer, and streets for our citizens.
6. Fewer jobs for our residents. We have lost good sound industries such as Burlington, Sayles, Kellwood, Girmes and Stencil, not to mention 3000 jobs at Enka.
7. Enormous waste of city tax dollar and manpower within the fire department (i.e.: fire trucks being routed to fender benders, etc.).
8. Downtown parking fiasco. Millions of dollars wasted on unused parking decks.
9. Turmoil in the City School System. The only voice city residents have is through our vote for Asheville City Council.
10. Community favoritism. Certain communities have been ignored far too long while others have been given the royal treatment. This cannot be tolerated. All city areas are entitled to all city services.



VOTE OUT THE POLICY MAKERS OF THE 80'S.

THEY'VE BEEN IN CHARGE TOO LONG!

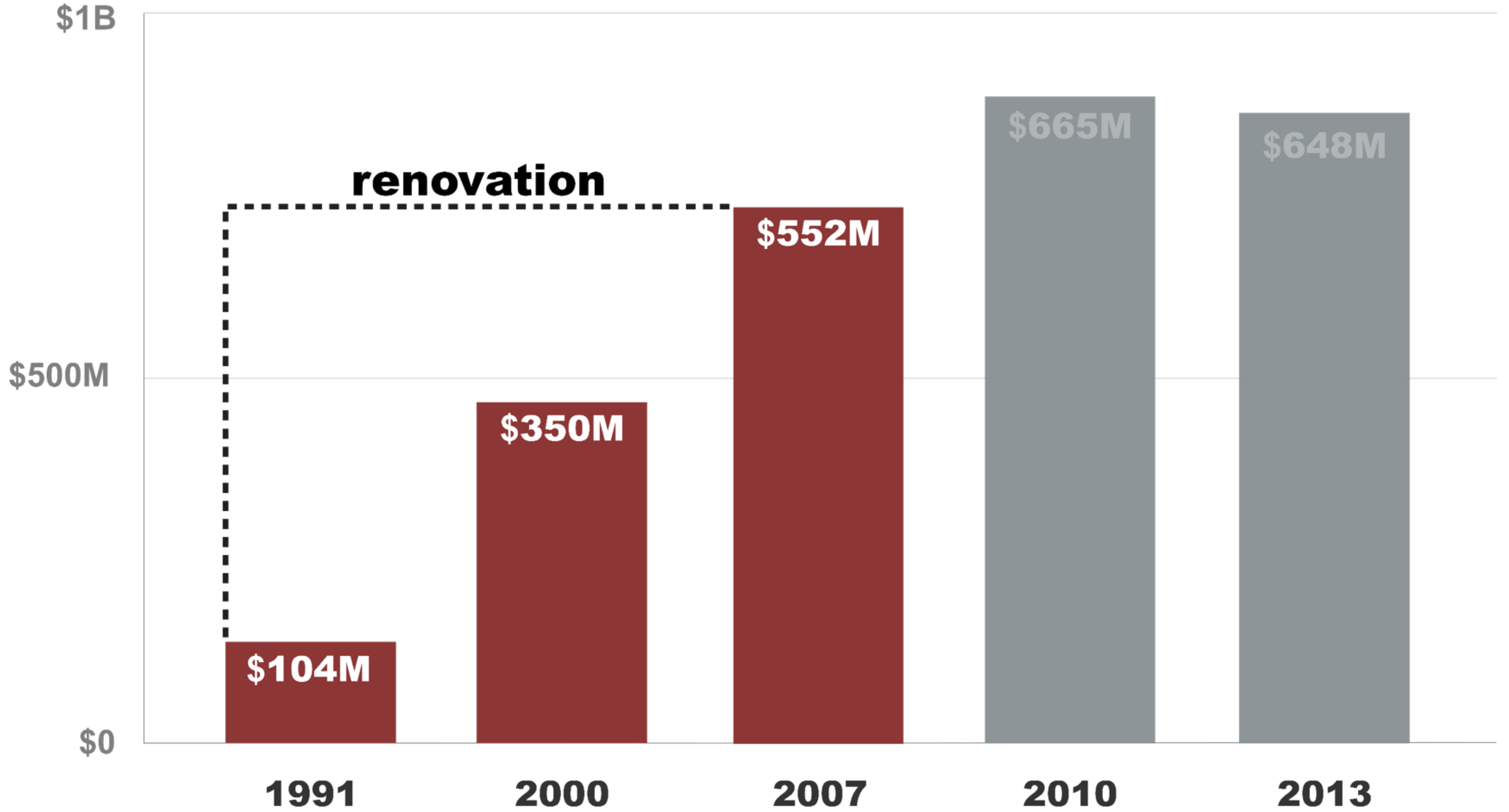


PAID FOR BY THE CITIZENS TO ELECT A NEW CITY GOVERNMENT

Asheville's de facto motto was:

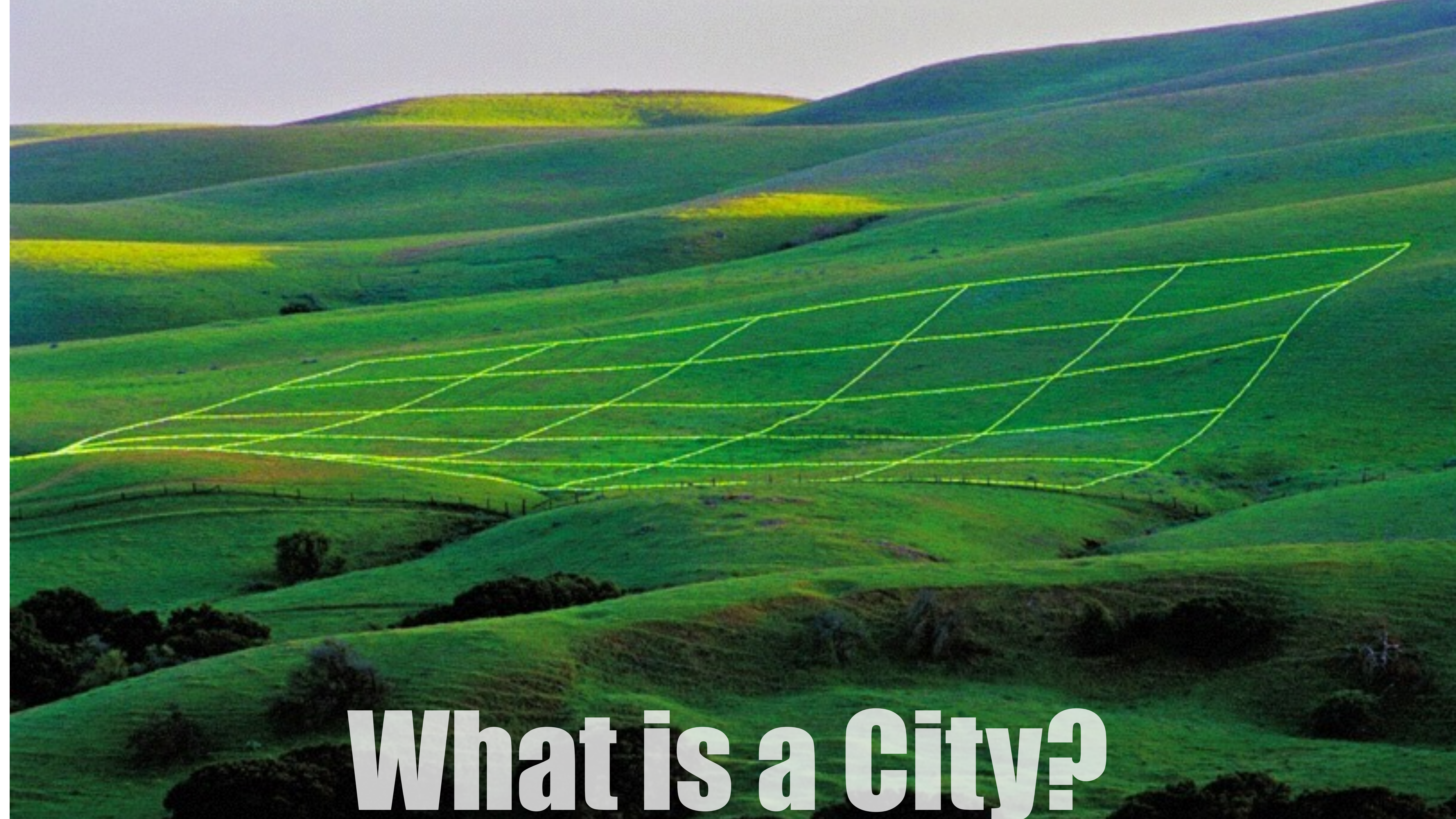
“That will never work here - don't even try.”

Asheville CBD Taxable Value





What is a City?



What is a City?

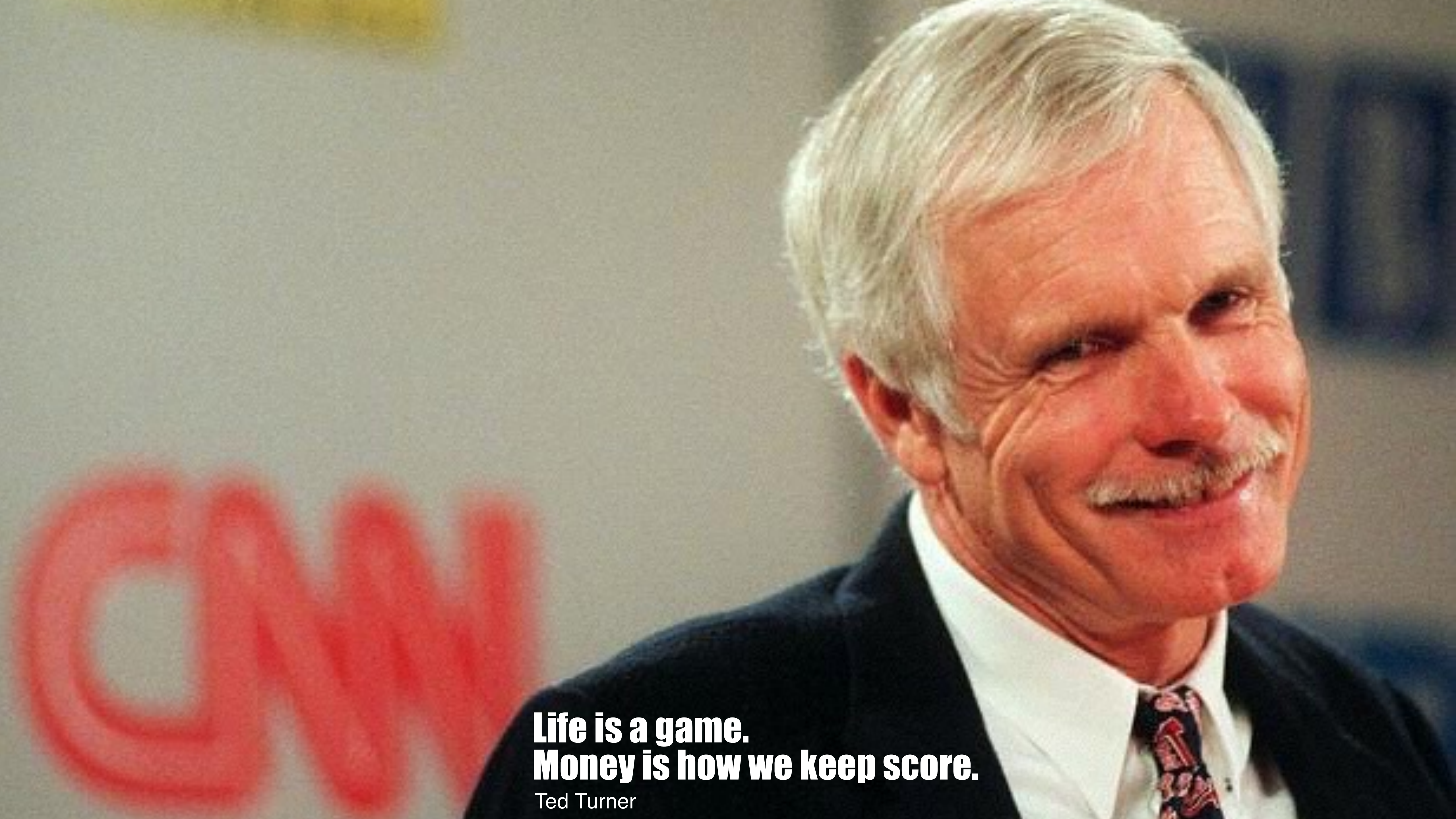


Incorporate (in'kôrpə,rāt)

VERB

Constitute (a company, city, or other organization) as a legal corporation.

Source: Oxford Dictionary



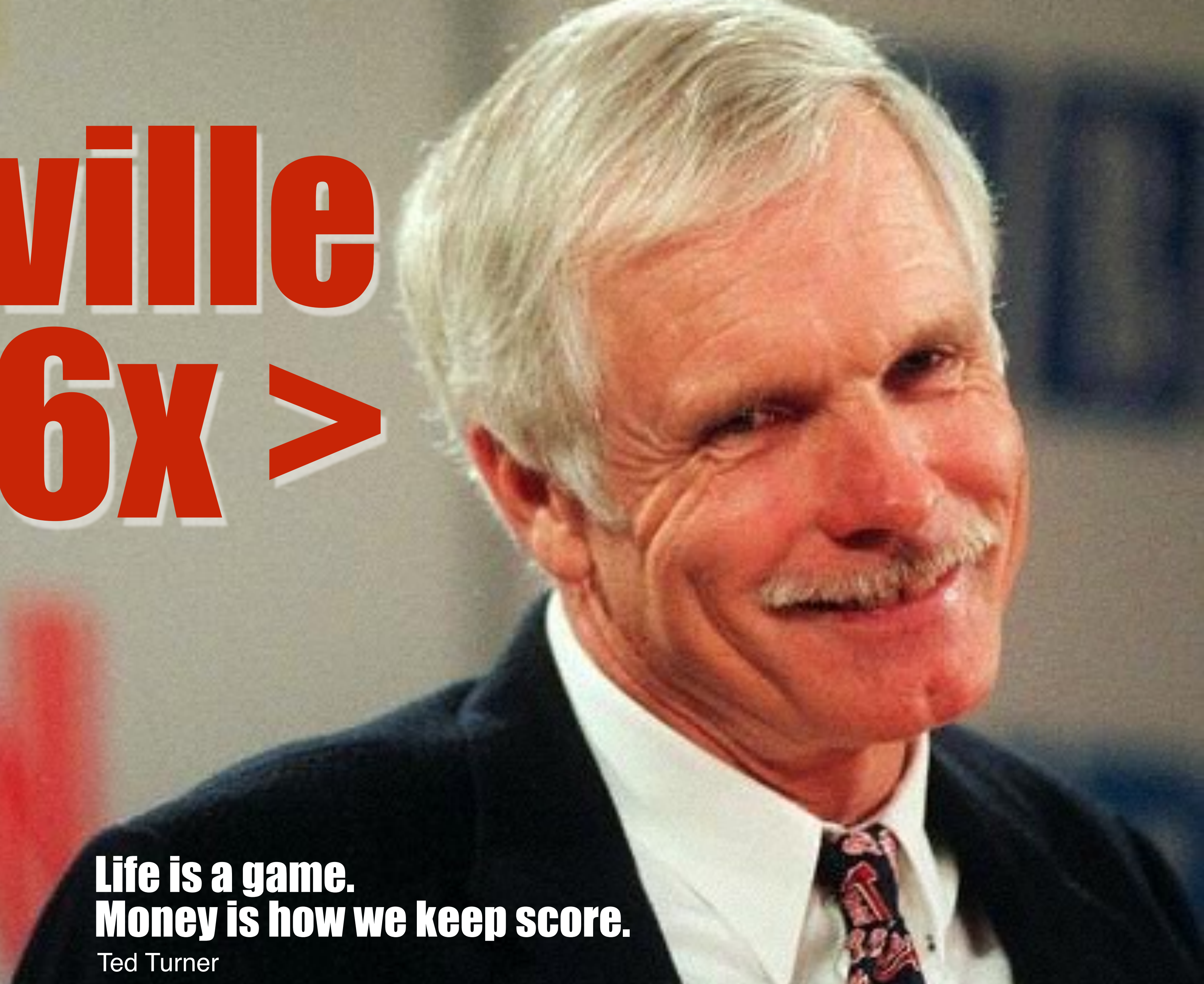
**Life is a game.
Money is how we keep score.**

Ted Turner

Asheville
is 6X >

Life is a game.
Money is how we keep score.

Ted Turner



Land Production





For 40 years this building remained vacant..... its tax value in 1991 was just over **\$300,000**



Today the building is valued at over **\$11,000,000** an increase of over **3500%** in **15 years**

The lot is less than **1/5 acre**



Walmart



34.0 Acres
220,000 sf Building
\$20,000,000 Tax Value

Downtown



0.19 Acres
54,000 sf. Bld
\$11,000,000 Tax Value

My House



0.13 Acres
1 unit (2 people + 2 dogs)
\$232,000 Tax Value

Walmart



34.0 Acres
220,000 sf Building
\$20,000,000 Tax Value

Downtown



0.19 Acres
54,000 sf. Bld
\$11,000,000 Tax Value

My House



0.13 Acres
1 unit (2 people + 2 dogs)
\$232,000 Tax Value

Walmart



34.0 Acres
220,000 sf Building
\$20,000,000 Tax Value

Downtown



0.19 Acres
54,000 sf. Bld
\$11,000,000 Tax Value

My House



0.13 Acres
1 unit (2 people + 2 dogs)
\$232,000 Tax Value

Property Taxes/Acre
\$19,542

Walmart



34.0 Acres
220,000 sf Building
\$20,000,000 Tax Value

Property Taxes/Acre
\$6,500

Downtown



0.19 Acres
54,000 sf. Bld
\$11,000,000 Tax Value

My House



0.13 Acres
1 unit (2 people + 2 dogs)
\$232,000 Tax Value

Property Taxes/Acre
\$19,542

Walmart



34.0 Acres
220,000 sf Building
\$20,000,000 Tax Value

Property Taxes/Acre
\$6,500

Downtown



0.19 Acres
54,000 sf. Bld
\$11,000,000 Tax Value

Property Taxes/Acre
\$634,000

My House



0.13 Acres
1 unit (2 people + 2 dogs)
\$232,000 Tax Value

Property Taxes/Acre
\$19,542

Wheat



34.0 Acres
220,000 sf Building
\$20,000,000 Tax Value

Property Taxes/Acre
\$6,500

Cannabis



0.19 Acres
54,000 sf. Bld
\$11,000,000 Tax Value

Property Taxes/Acre
\$634,000

Soybeans



0.13 Acres
1 unit (2 people + 2 dogs)
\$232,000 Tax Value

Property Taxes/Acre
\$19,542

Property + Retail Sales Taxes

Retail Sales (average)

\$77,000,000



\$6,500 Total Property Taxes/Acre
\$3,300 to the City

Downtown

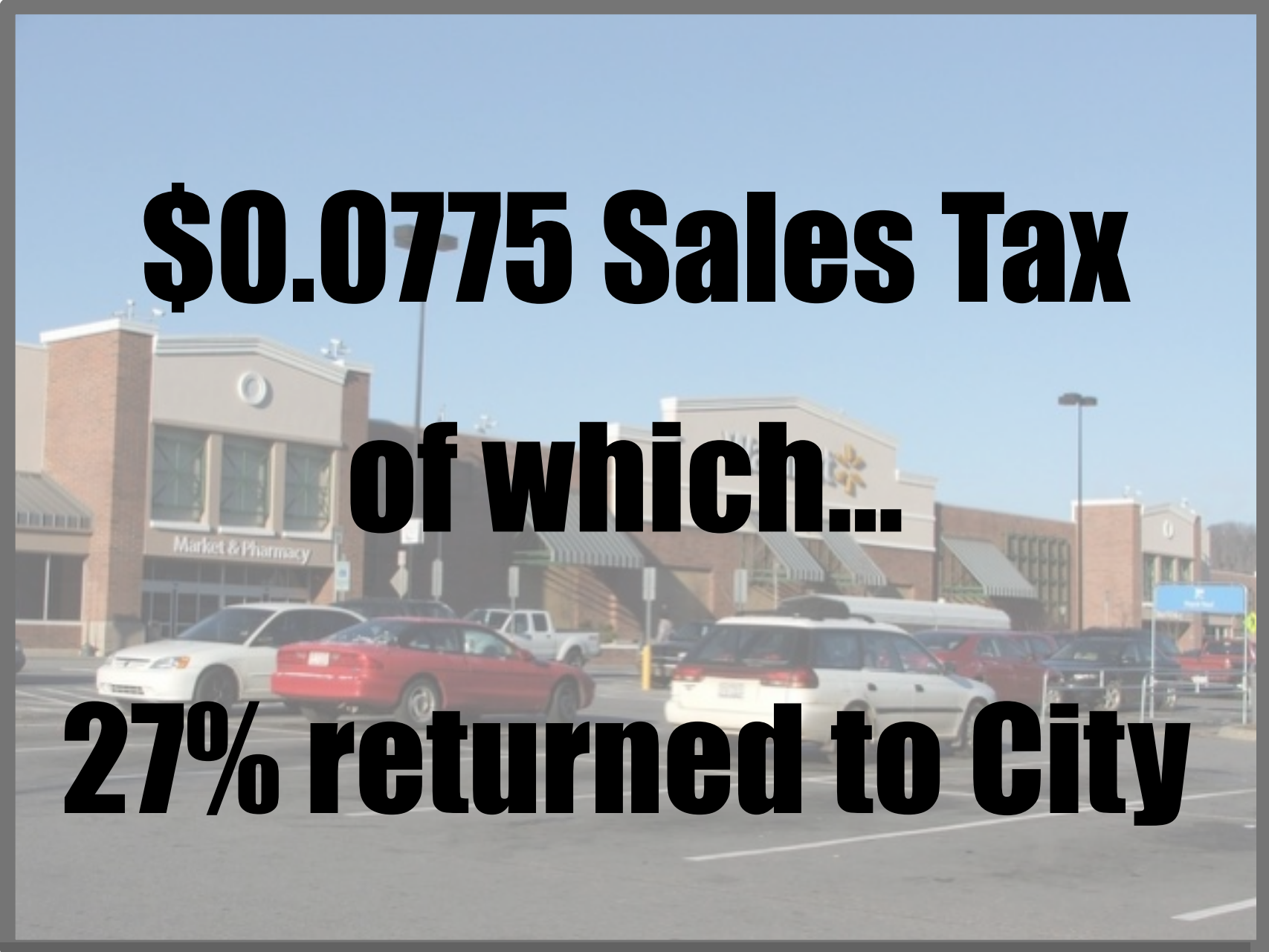


\$634,000 Total Property Taxes/Acre
\$330,000 to the City

Property + Retail Sales Taxes

Retail Sales (average)

\$77,000,000



\$6,500 Total Property Taxes/Acre
\$3,300 to the City

Downtown



\$634,000 Total Property Taxes/Acre
\$330,000 to the City

Property + Retail Sales Taxes

Retail Sales (average)

\$77,000,000



\$47,500 Sales Tax
City return

\$6,500 Total Property Taxes/Acre
\$3,300 to the City

Downtown



\$634,000 Total Property Taxes/Acre
\$330,000 to the City

Property + Retail Sales Taxes



Asheville Walmart

Total Taxes/Acre to the City

\$50,800



Downtown

Property Taxes/Acre to the City

\$330,000

Property + Retail Sales Taxes



Asheville Walmart

Total Taxes/Acre to the City

\$50,800



Downtown

Total Taxes/Acre to the City

\$414,000

Jobs per Acre



Asheville Walmart

200 jobs on 34.0 acres

5.9



Downtown

14 jobs on 0.19 Acres

73.7

Urban3



Land Consumed (Acres):	34.0	00.2
Total Property Taxes/Acre:	\$ 6,500	\$634,000
City Retail Taxes/Acre:	\$ 47,500	\$ 83,600
Residents per Acre:	0.0	90.0
Jobs per Acre:	5.9	73.7

International Association of Assessing Officers

80th International Conference

Sacramento, CA

August 26, 2014



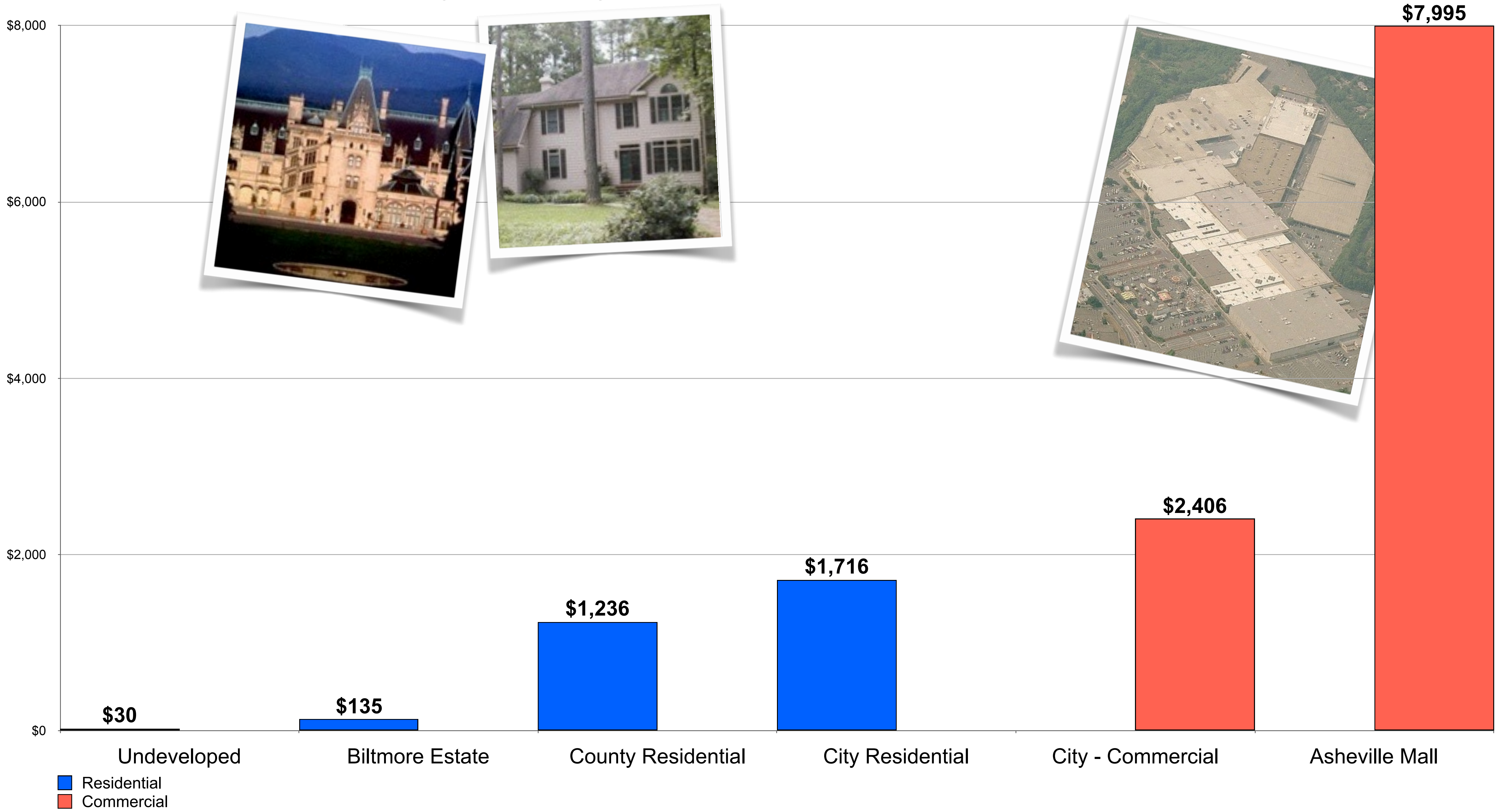
Charles Terrell, CMI
Director of Property Tax



Buncombe County Property Tax Revenue Profile: 2007 Tax Yield per Acre

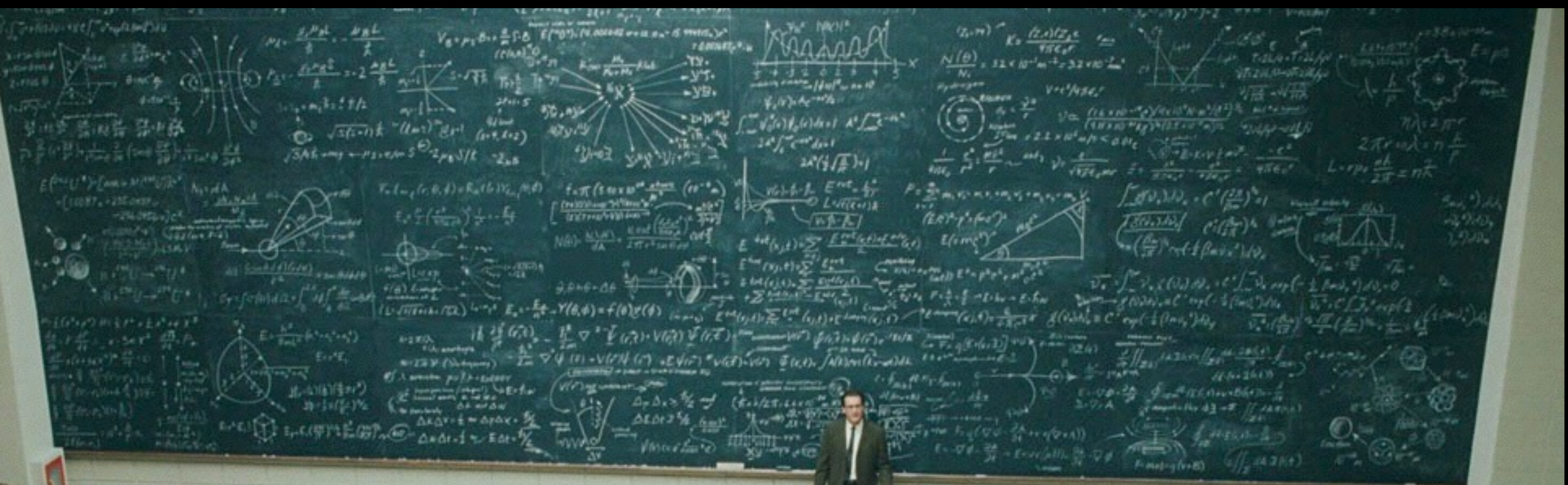


Buncombe County Property Tax Revenue Profile: 2007 Tax Yield per Acre



Buncombe County Property Tax Revenue Profile: 2007 Tax Yield per Acre





Scary Math

How do you compare cars?



Ford F150 Lariat LTD
648 miles per tank



Toyota Prius
571 miles per tank



1955 BMW Isetta
245 miles per tank



Rolls-Royce Phantom Drophead
380 miles per tank



Bugatti Veyron SS
390 miles per tank

How do you compare cars?



Ford F150 Lariat LTD
648 miles per tank



Toyota Prius
571 miles per tank



1955 BMW Isetta
245 miles per tank



Rolls-Royce Phantom Drophead
380 miles per tank



Bugatti Veyron SS
390 miles per tank

How do you compare cars?



Ford F150 Lariat LTD
13/18 mpg



Toyota Prius
51/48 mpg



1955 BMW Isetta
50/70 mpg



Rolls-Royce Phantom Drophead
11/18 mpg



Bugatti Veyron SS
8/14 mpg

How do you compare cars?



Ford F150 Lariat LTD
13/18 mpg



Toyota Prius
51/48 mpg



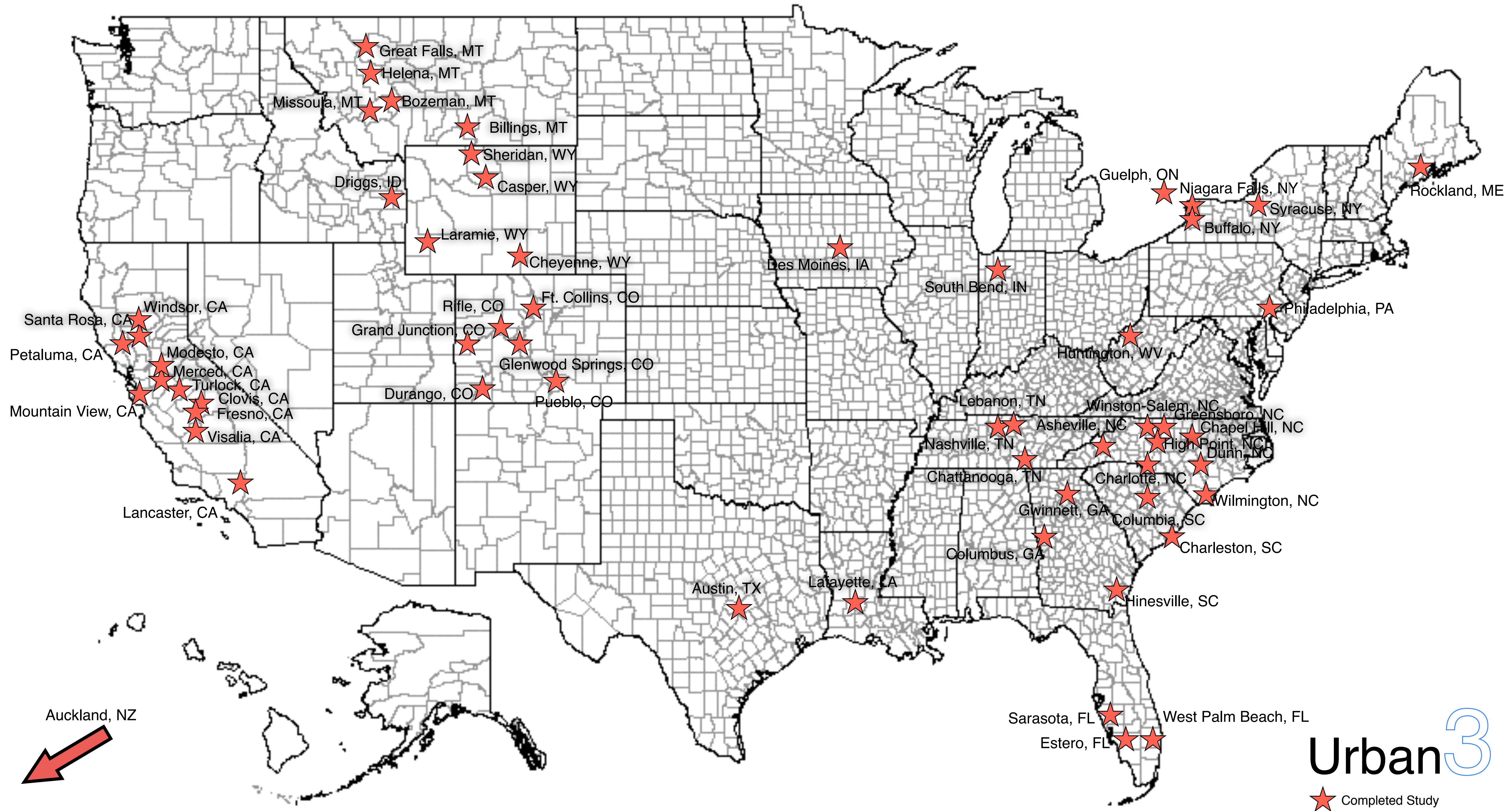
1955 BMW Isetta
50/70 mpg



Rolls-Royce Phantom Drophead
11/18 mpg



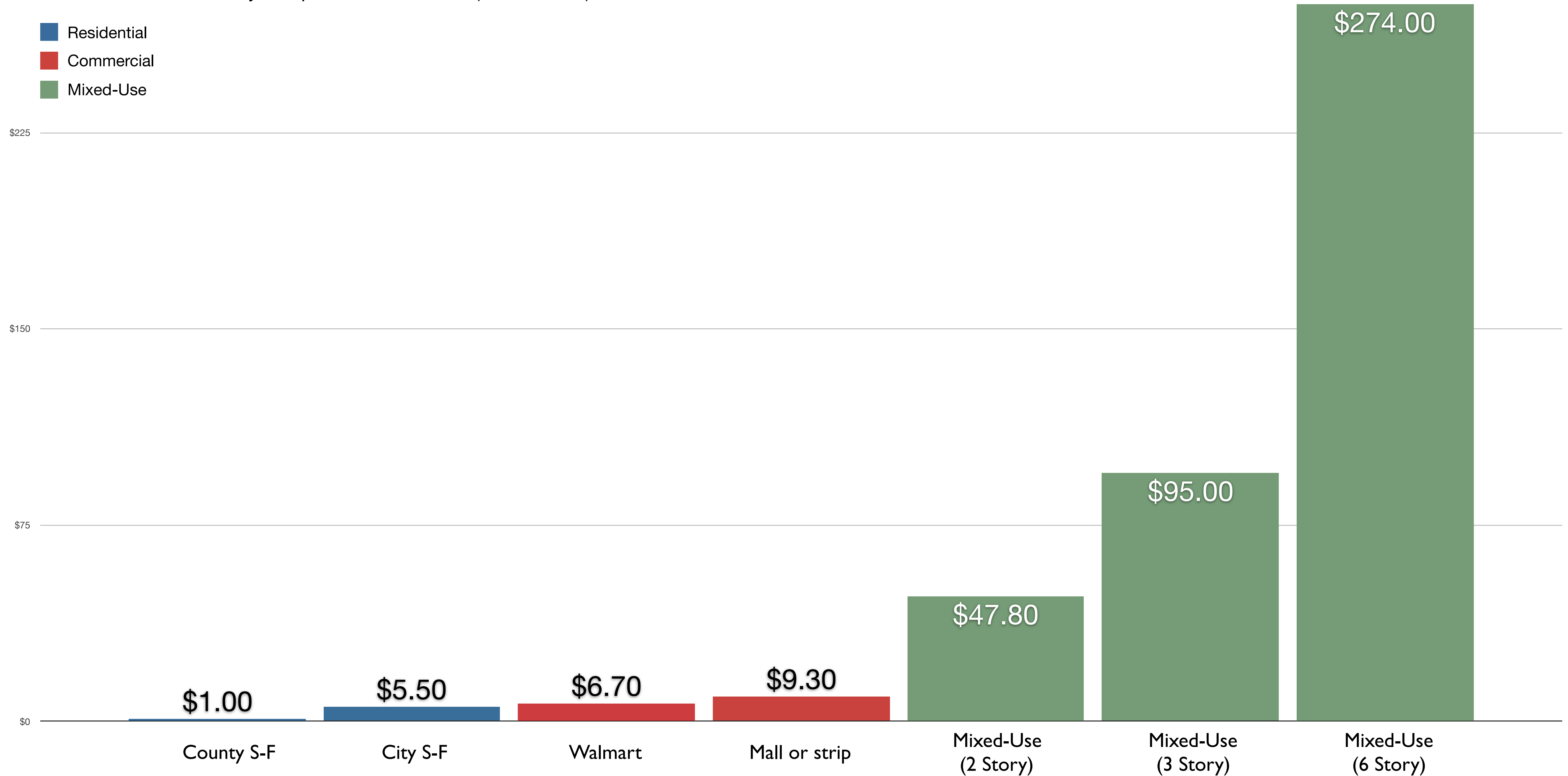
Bugatti Veyron SS
8/14 mpg

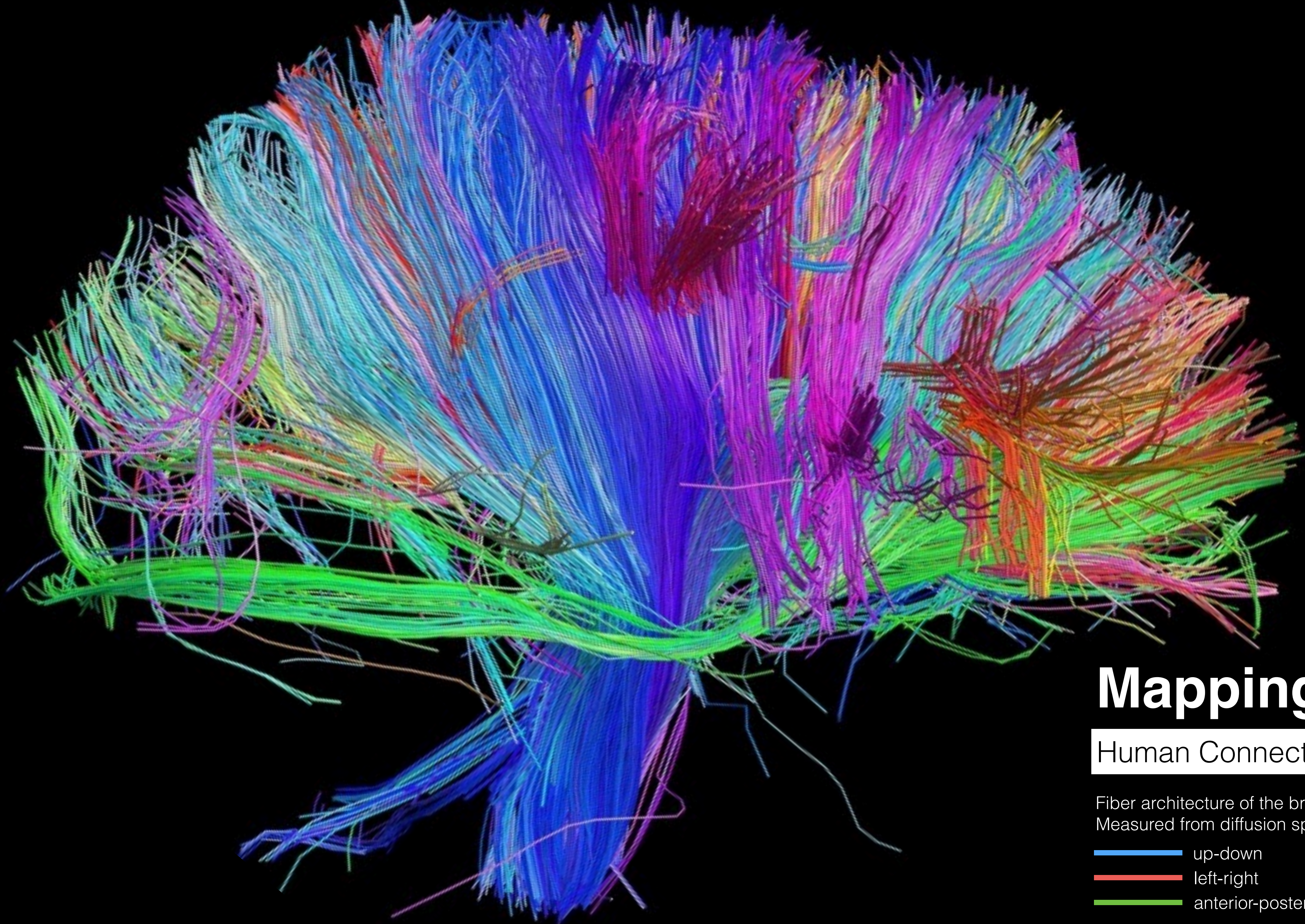


County Property Taxes/Acre

Ratio Difference of 44 City Sample Set, in 17 States (+ a Province)

- Residential
- Commercial
- Mixed-Use



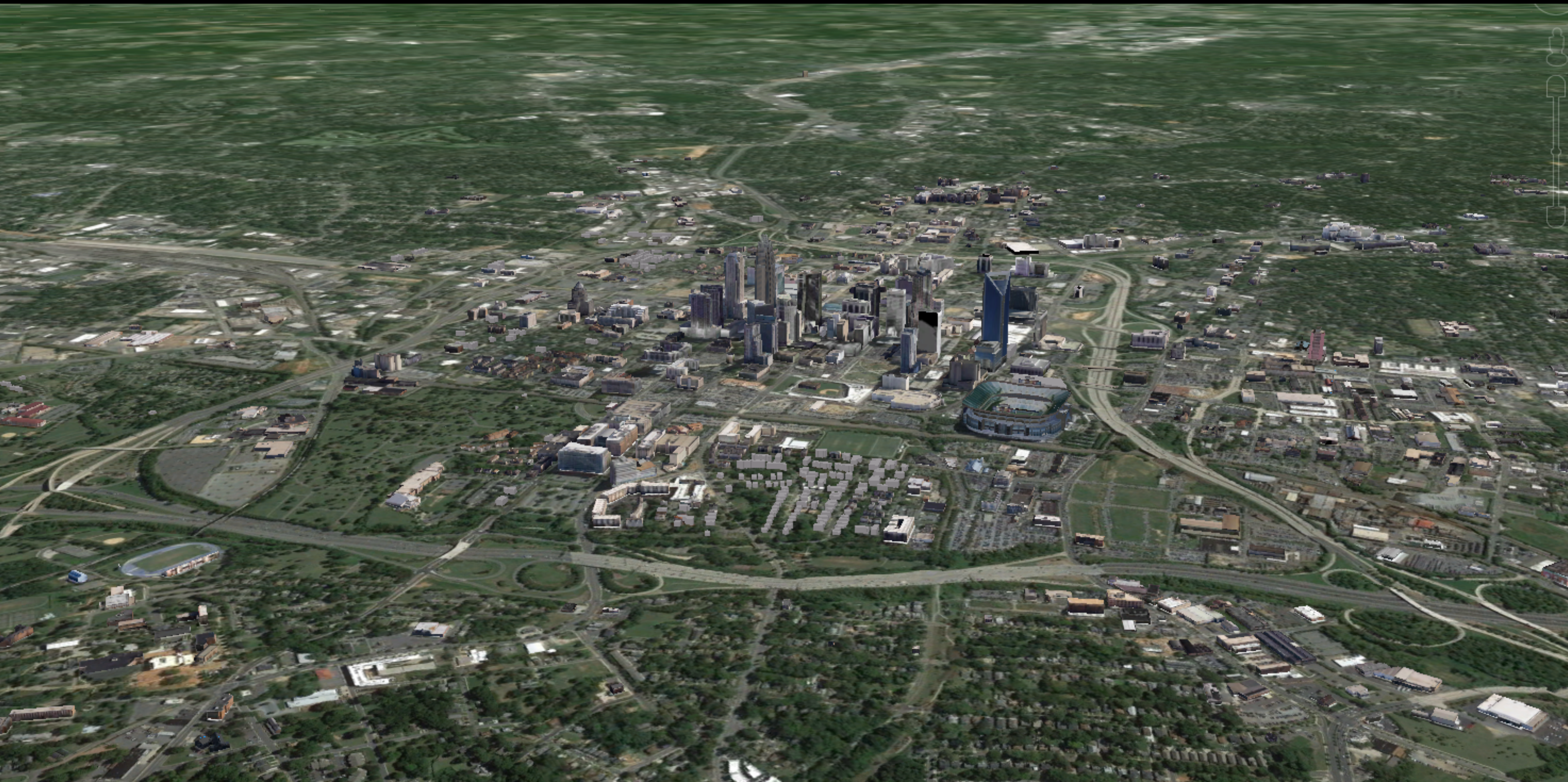


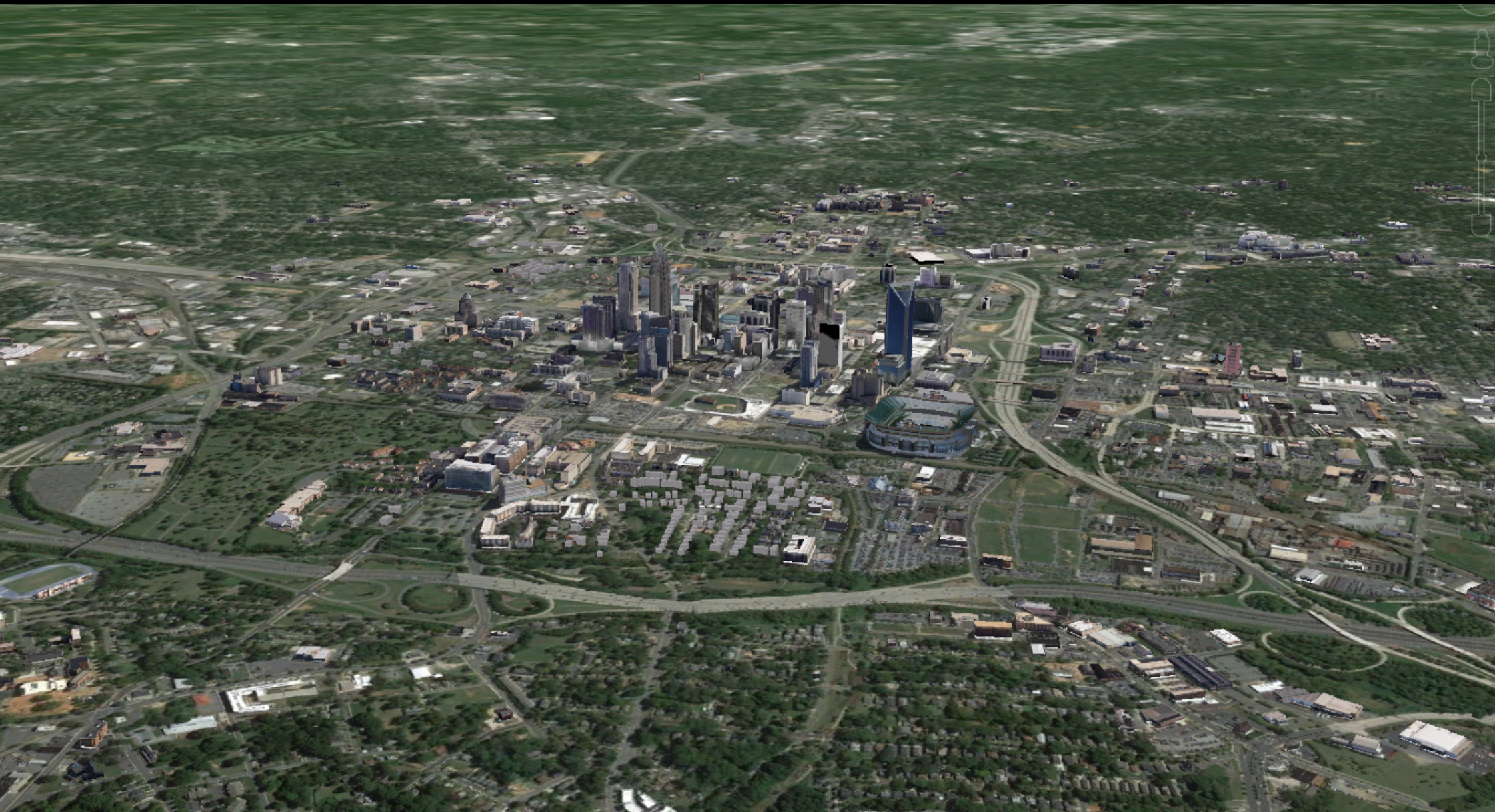
Mapping the Brain

Human Connectome Project

Fiber architecture of the brain.
Measured from diffusion spectral imaging (DSI).

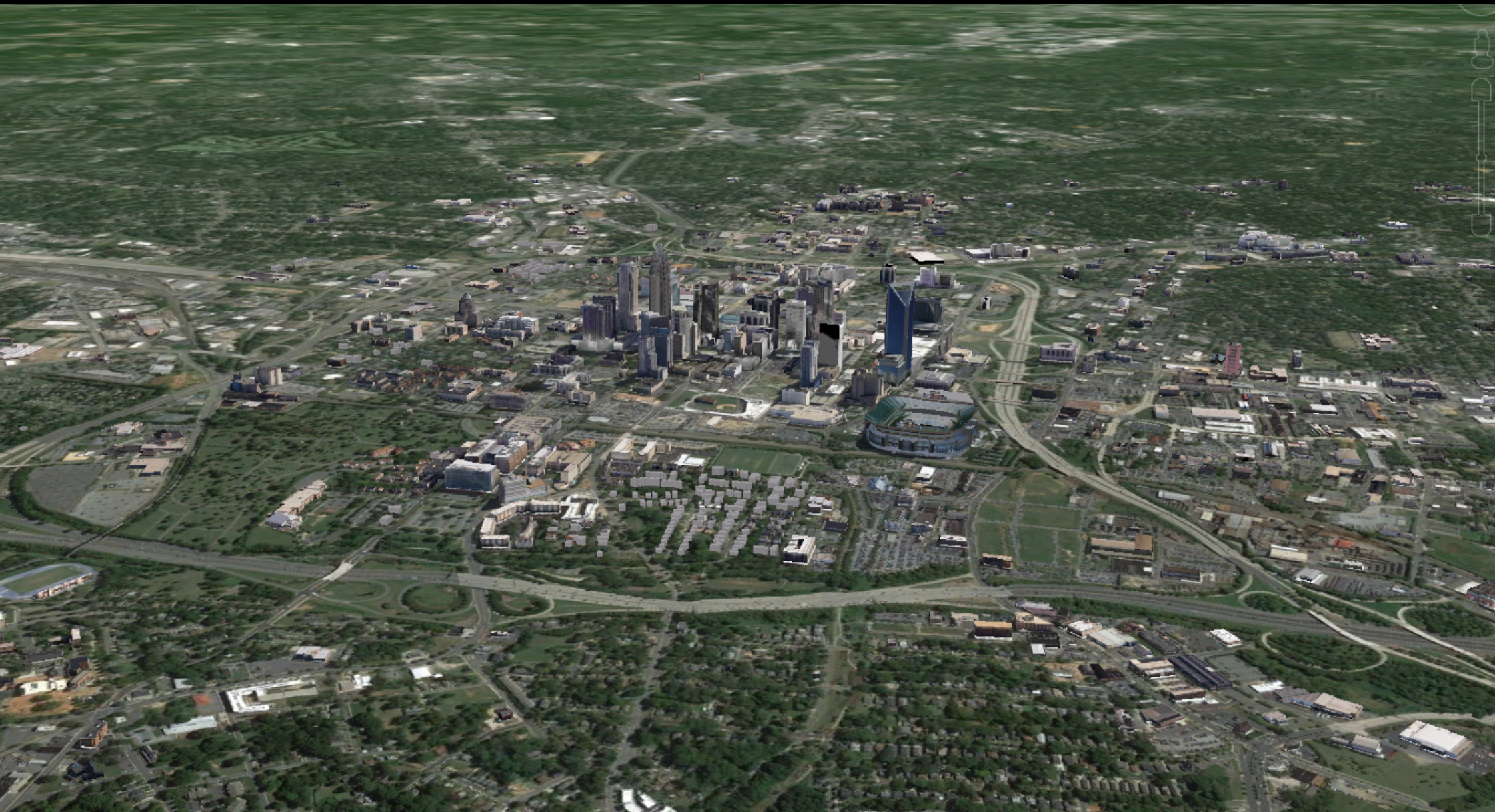
-  up-down
-  left-right
-  anterior-posterior





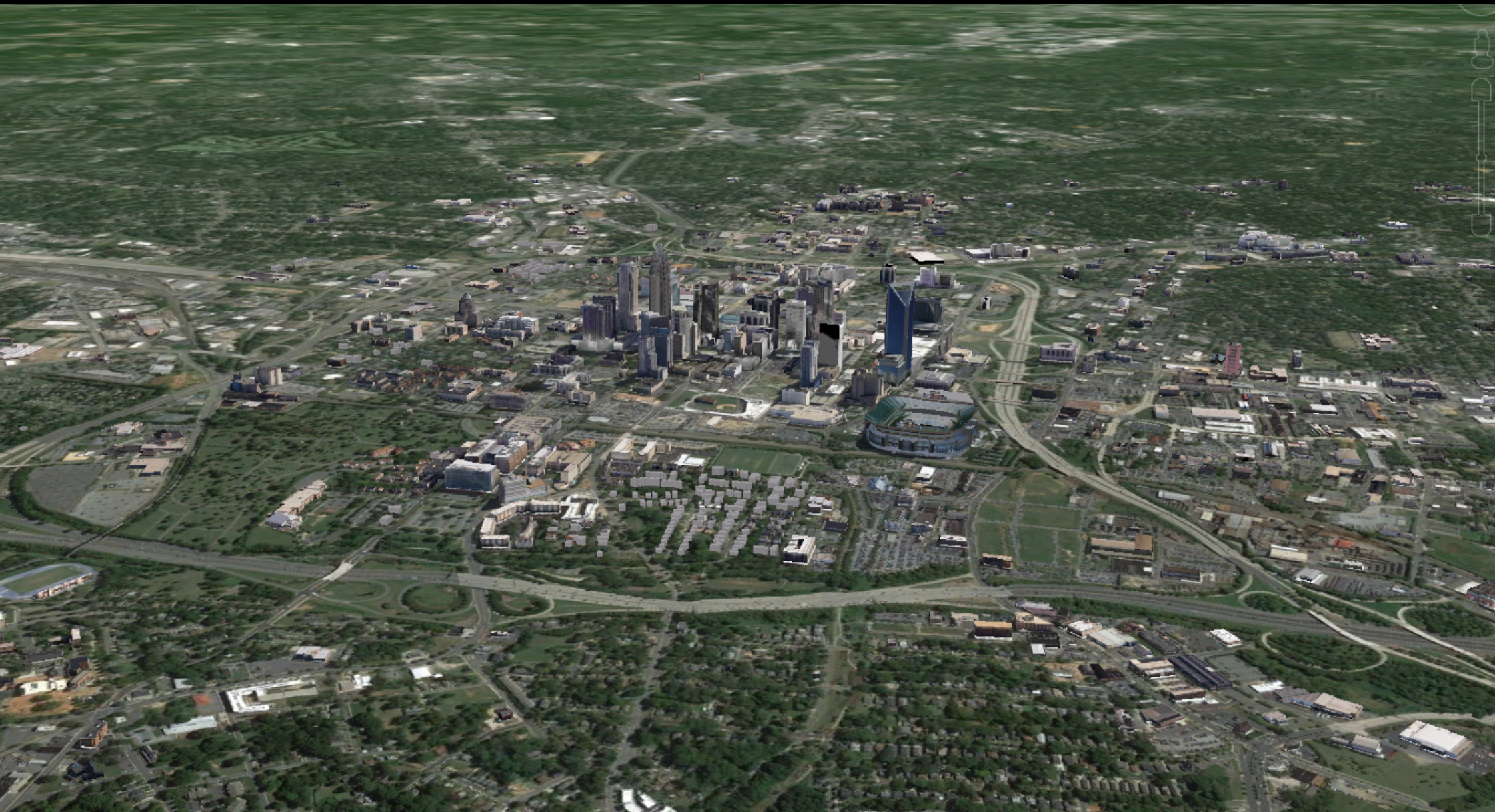
“...when you least expect it, you see a crack open and a different city appear.”

Italo Calvino
Invisible City



“...when you least expect it, you see a crack open and a different city appear.”

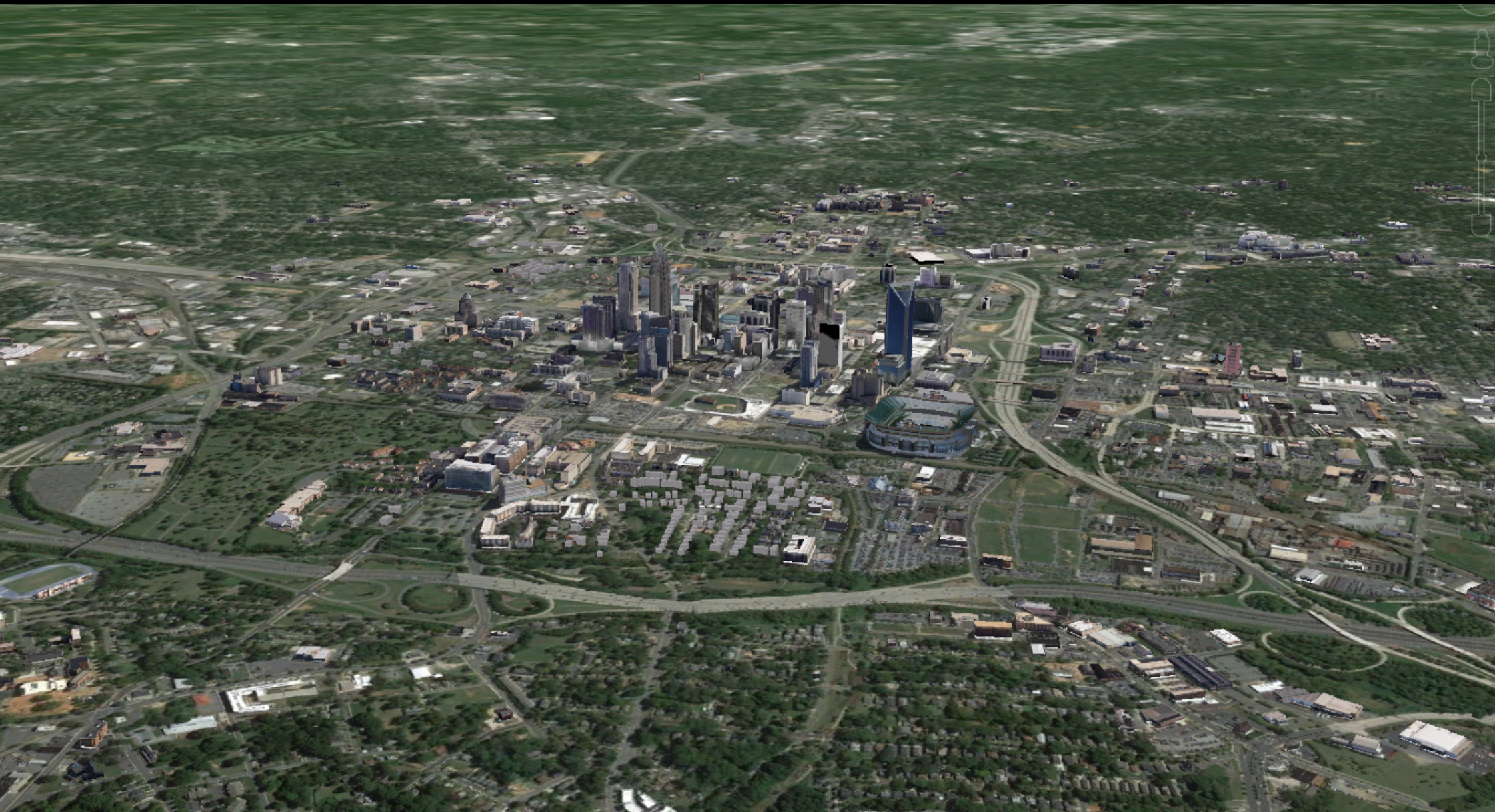
Italo Calvino
Invisible City



Streets - Infrastructure

“...when you least expect it, you see a crack open and a different city appear.”

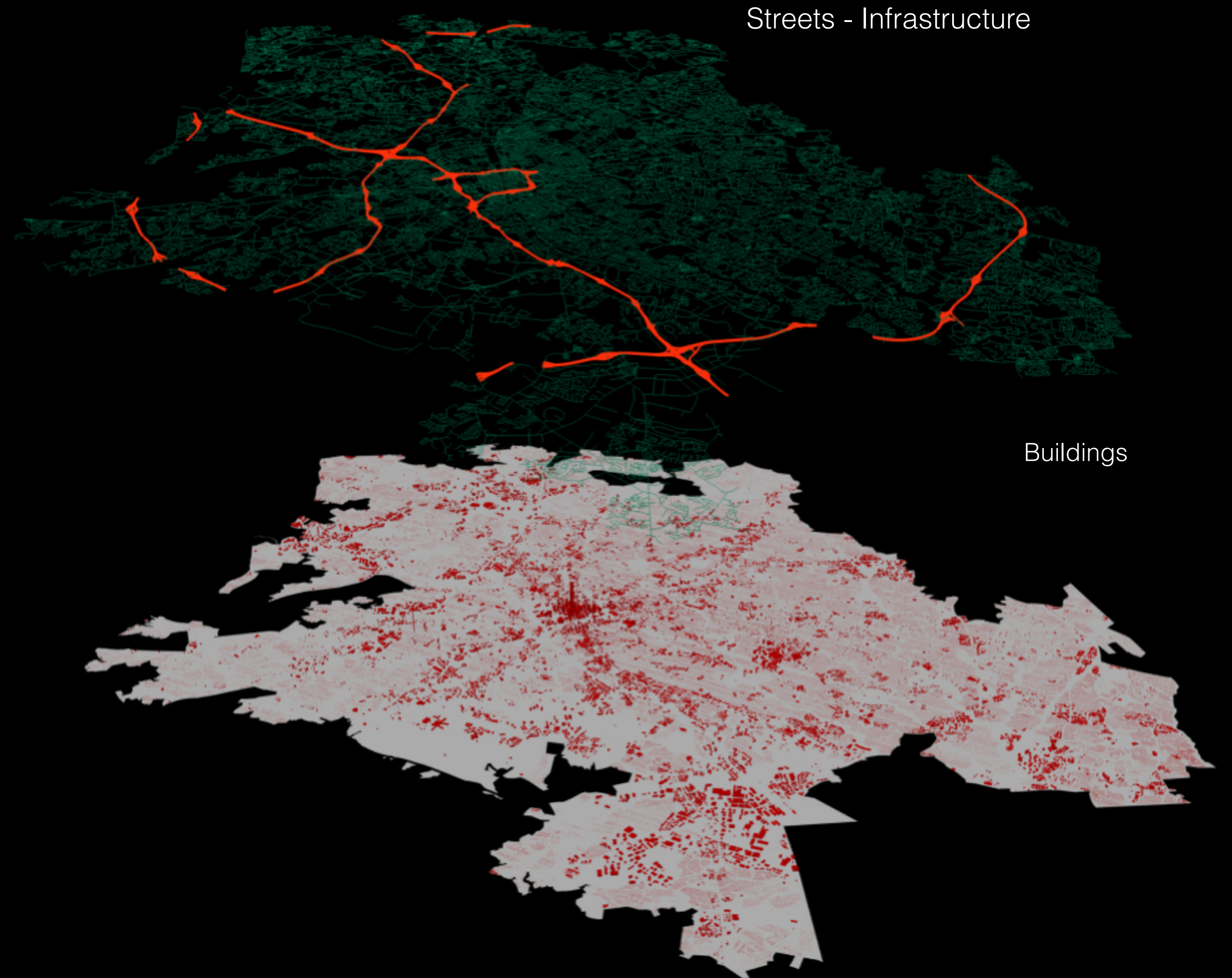
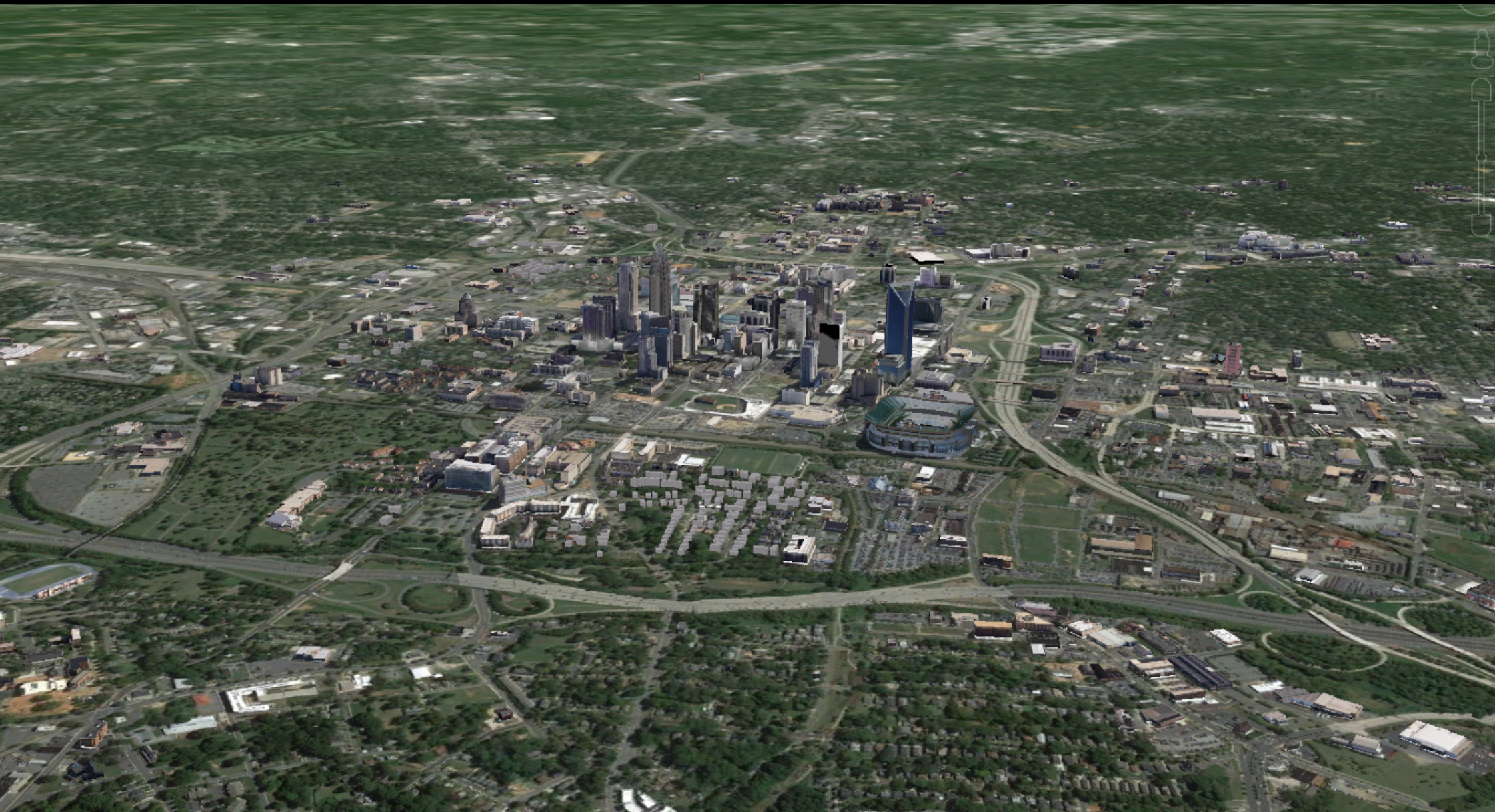
Italo Calvino
Invisible City



Streets - Infrastructure

“...when you least expect it, you see a crack open and a different city appear.”

Italo Calvino
Invisible City

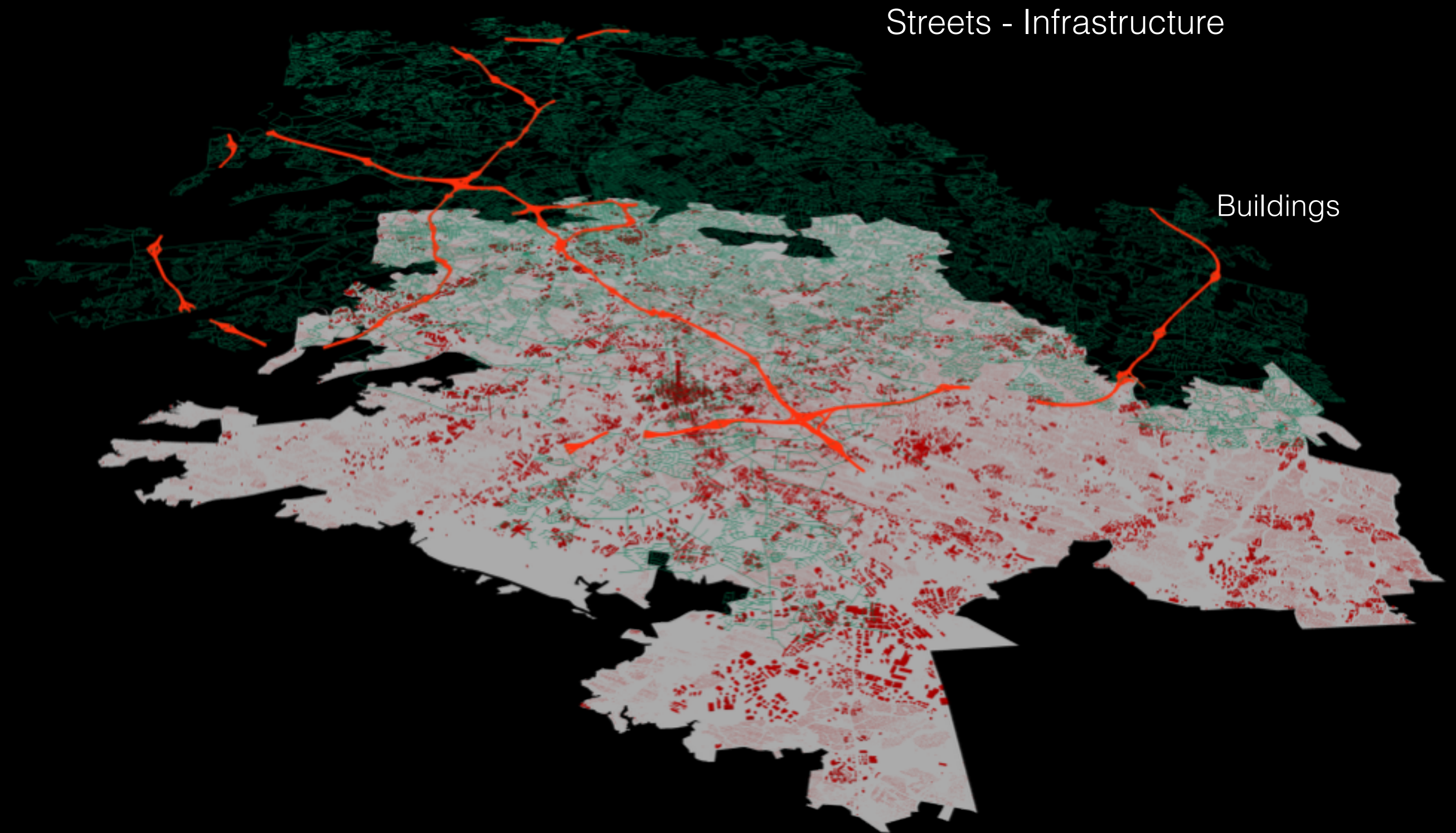
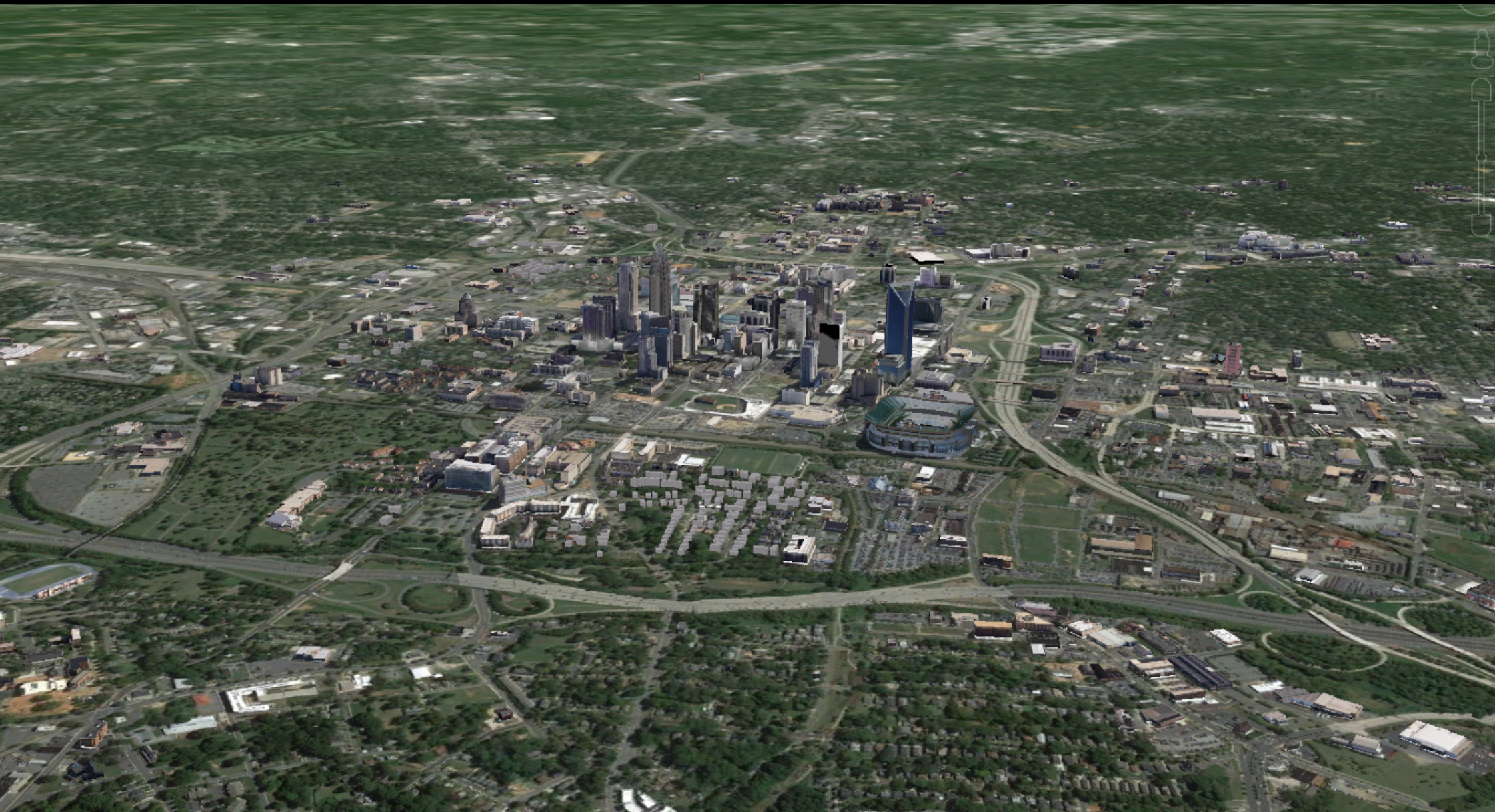


Streets - Infrastructure

Buildings

“...when you least expect it, you see a crack open and a different city appear.”

Italo Calvino
Invisible City

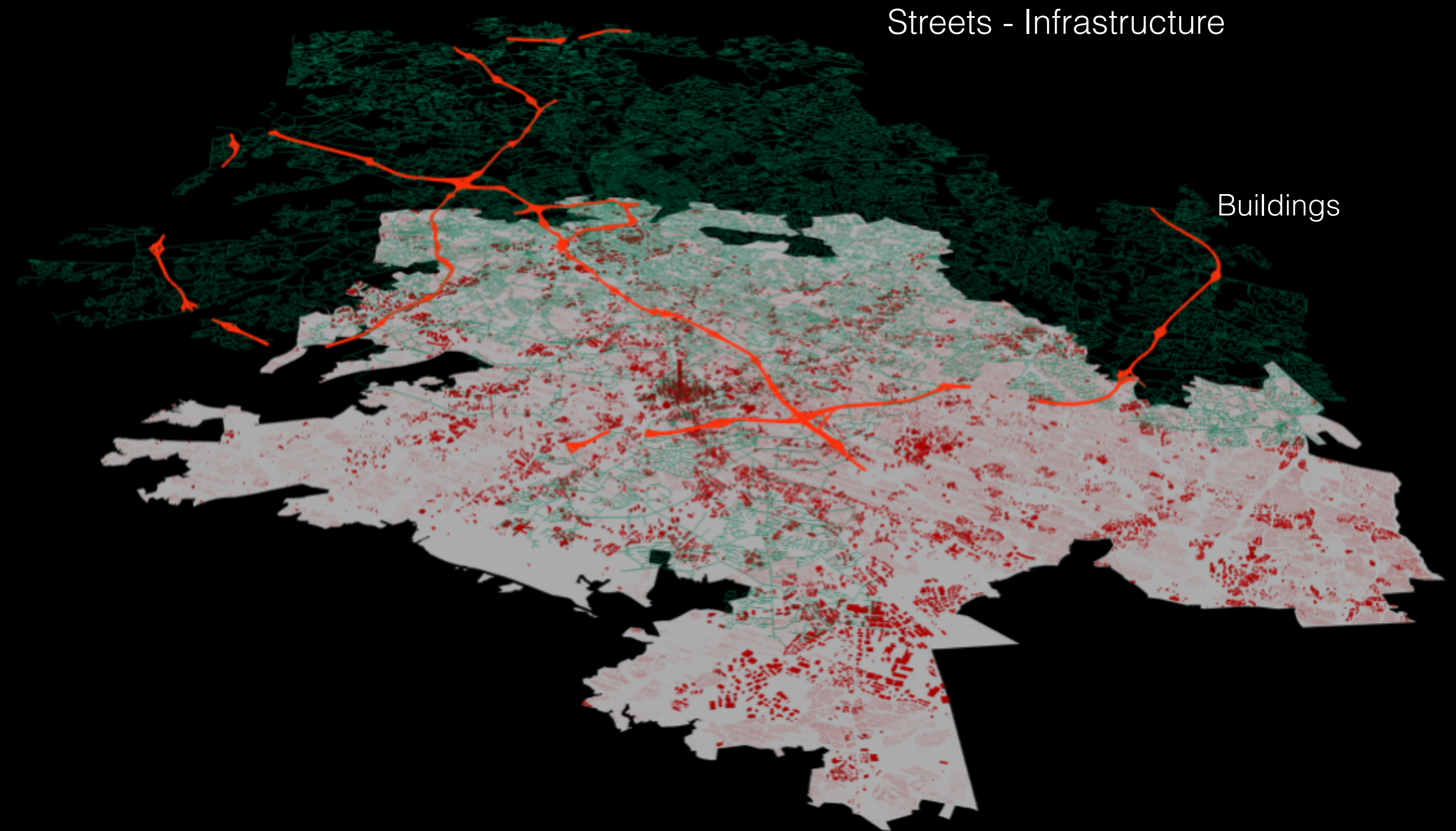
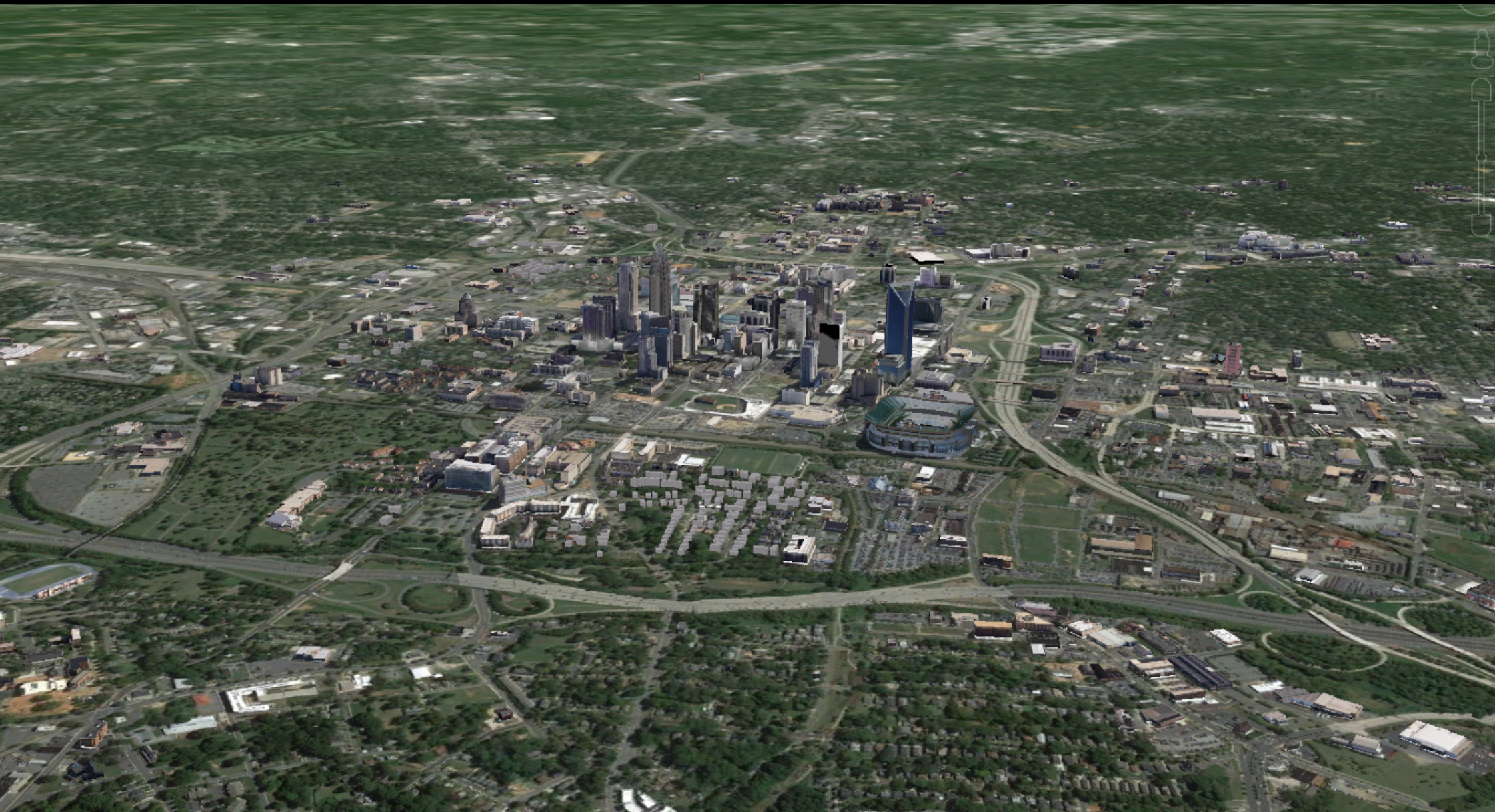


Streets - Infrastructure

Buildings

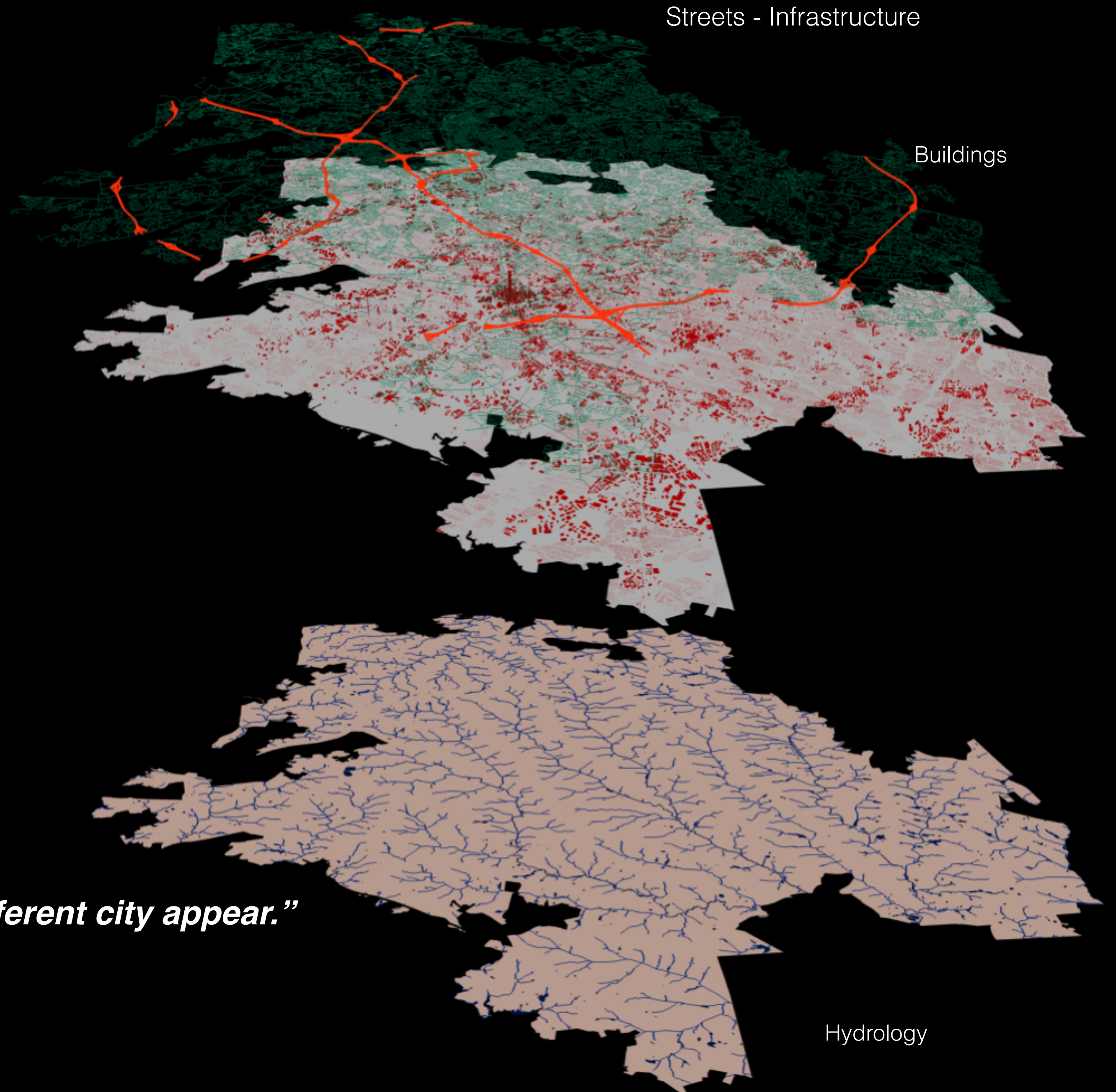
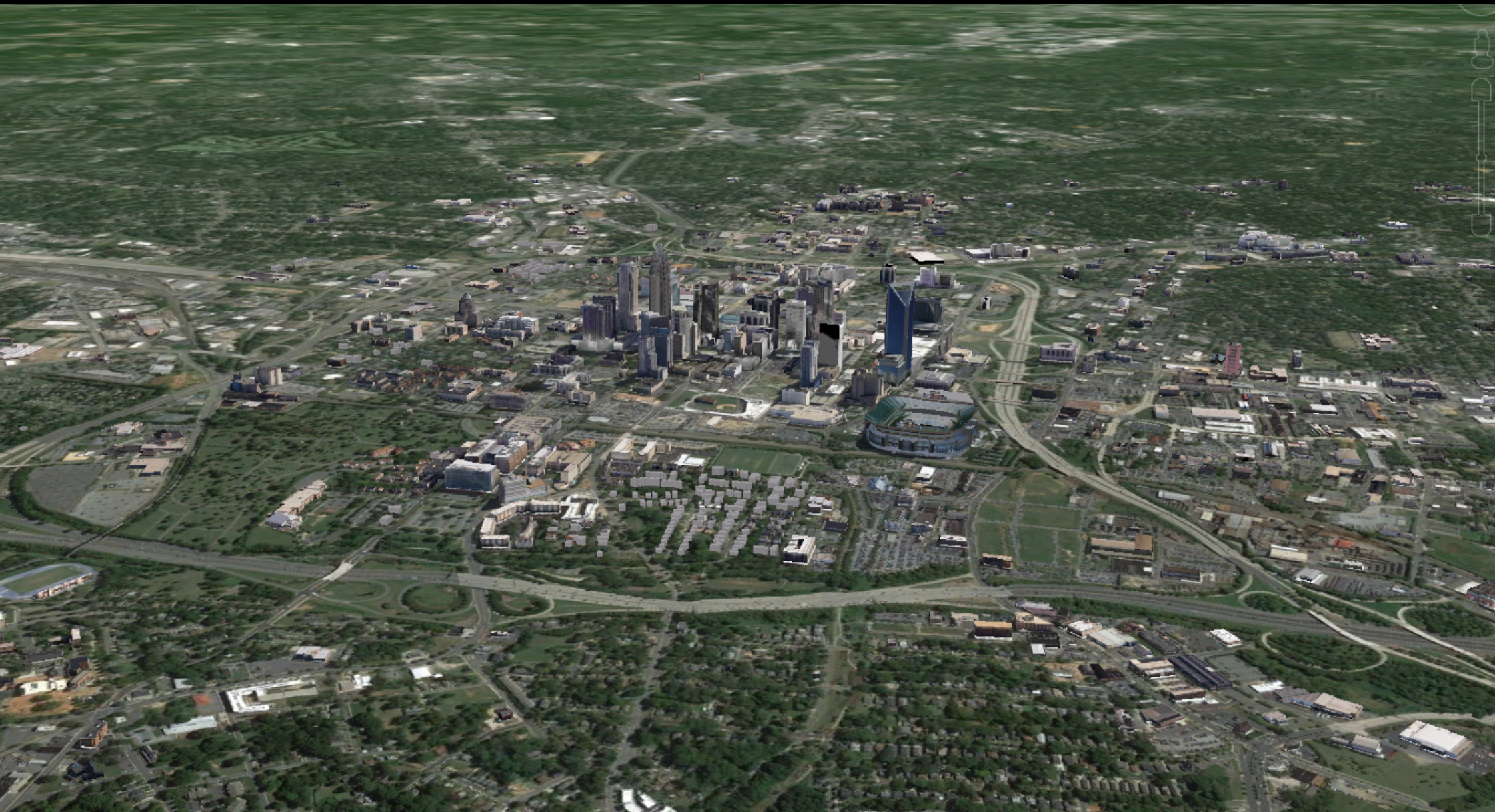
“...when you least expect it, you see a crack open and a different city appear.”

Italo Calvino
Invisible City



“...when you least expect it, you see a crack open and a different city appear.”

Italo Calvino
Invisible City



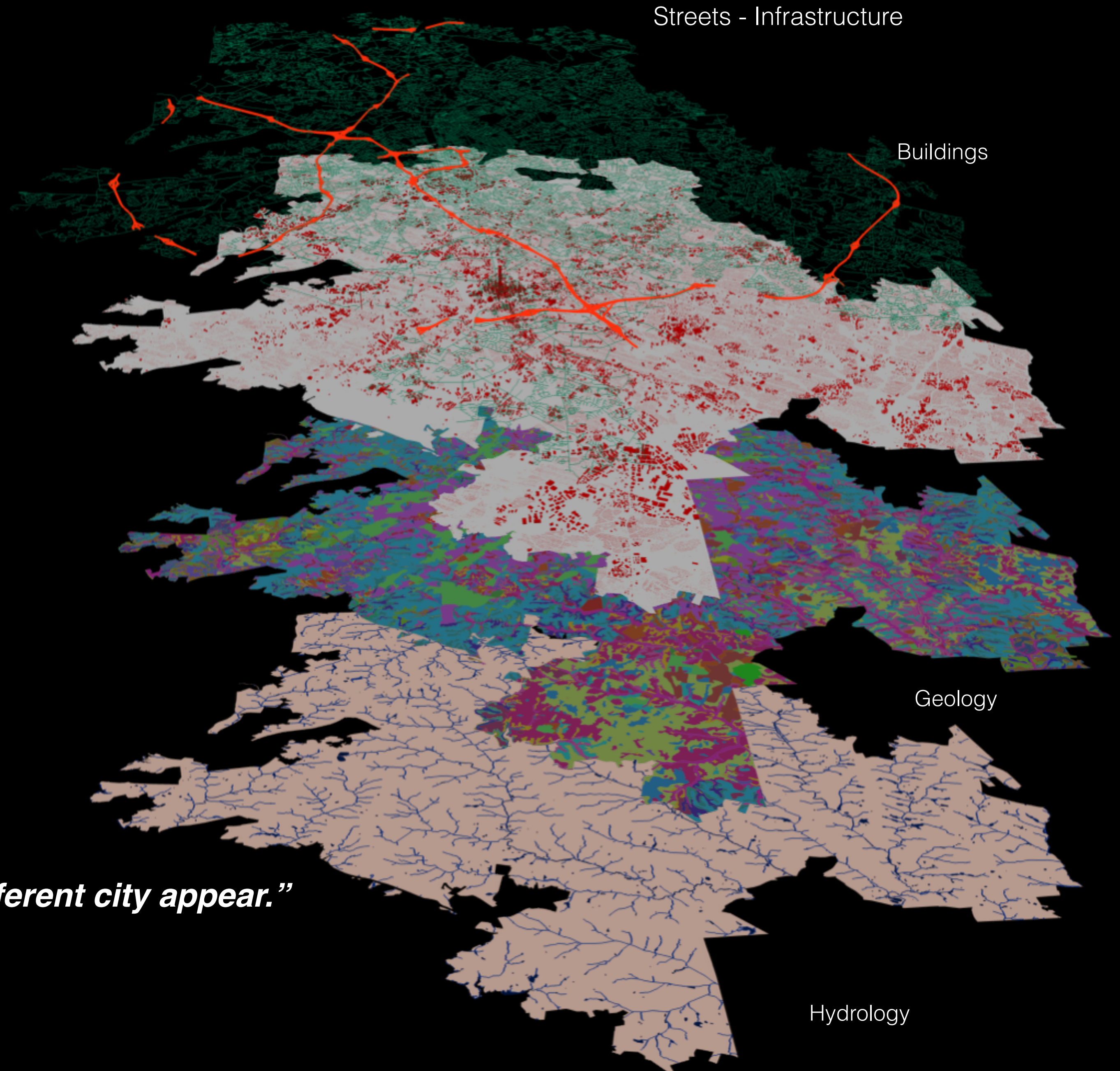
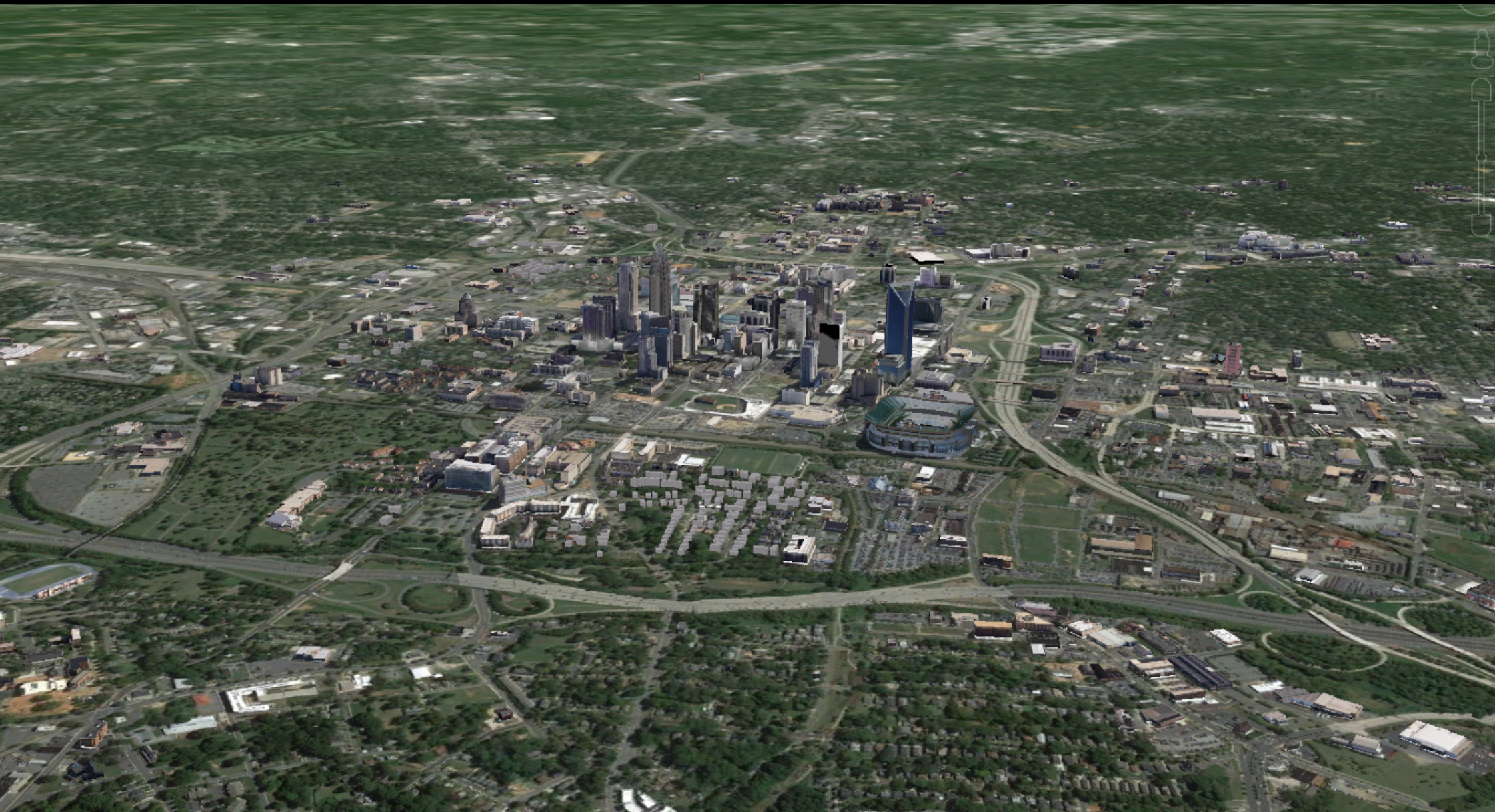
Streets - Infrastructure

Buildings

Hydrology

"...when you least expect it, you see a crack open and a different city appear."

Italo Calvino
Invisible City

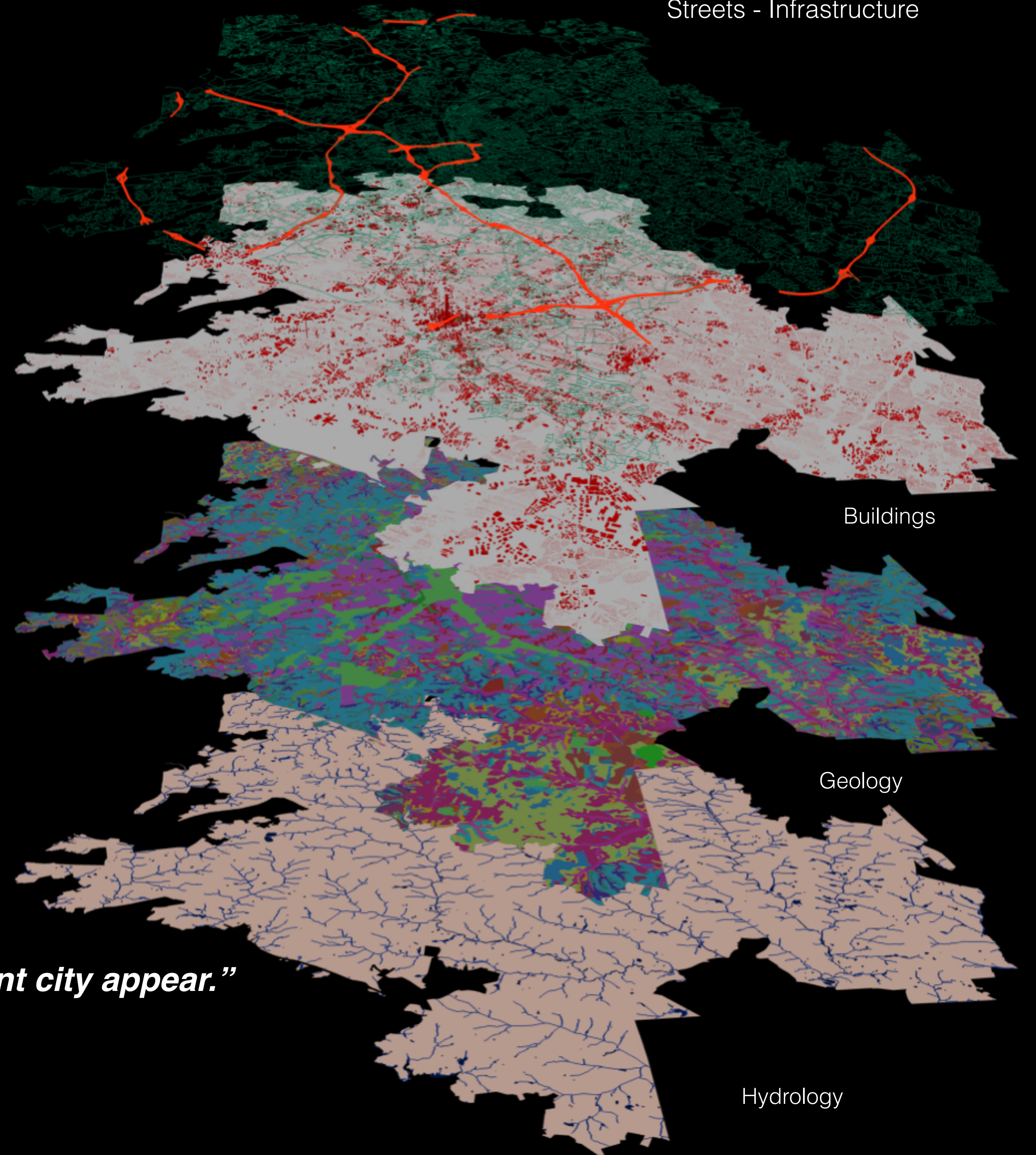


“...when you least expect it, you see a crack open and a different city appear.”

Italo Calvino
Invisible City



Streets - Infrastructure



Buildings

Geology

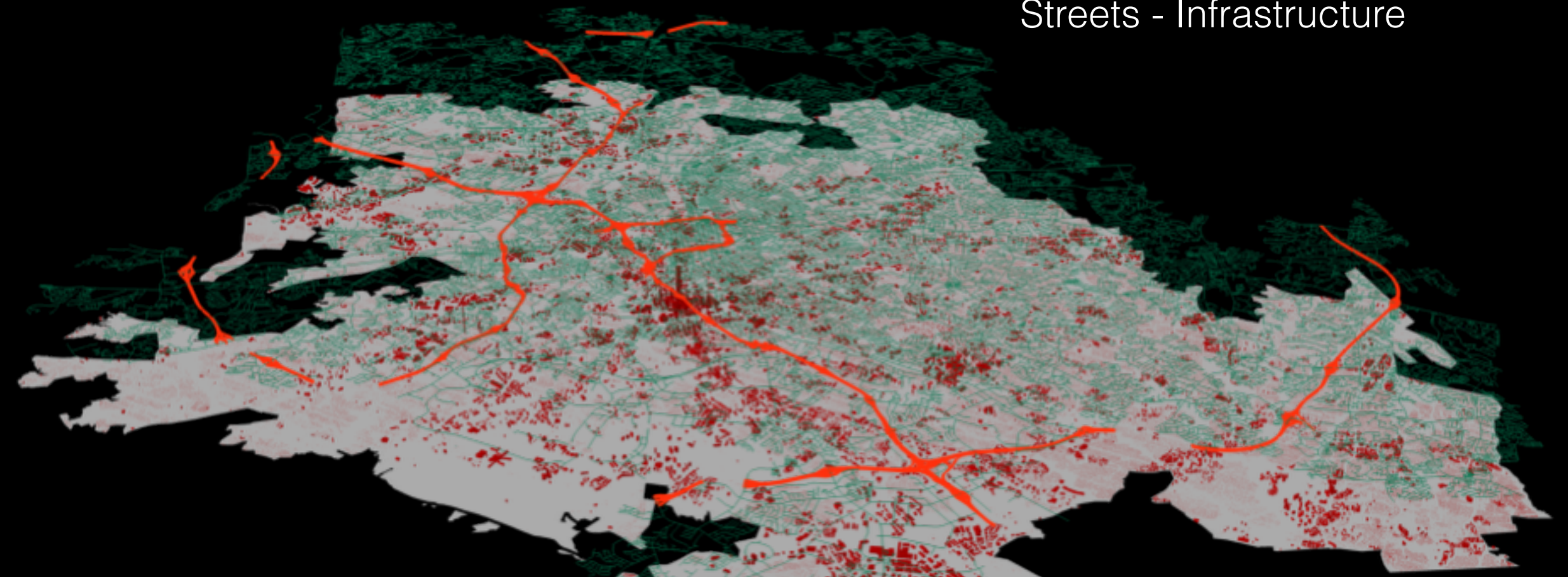
Hydrology

“...when you least expect it, you see a crack open and a different city appear.”

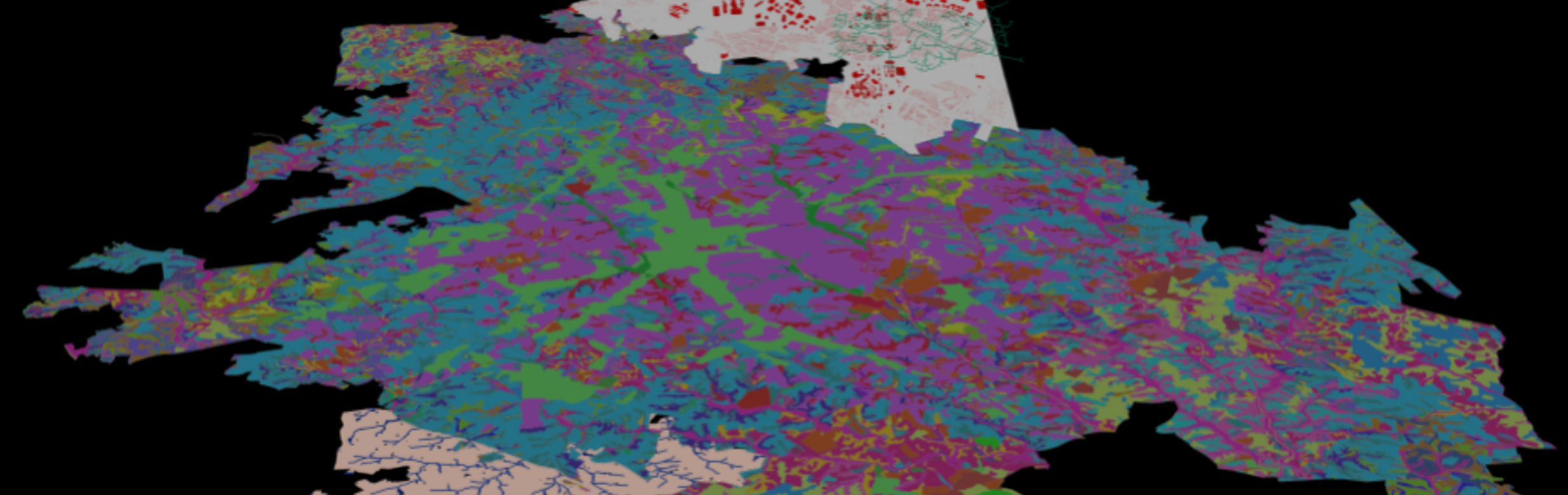
Italo Calvino
Invisible City



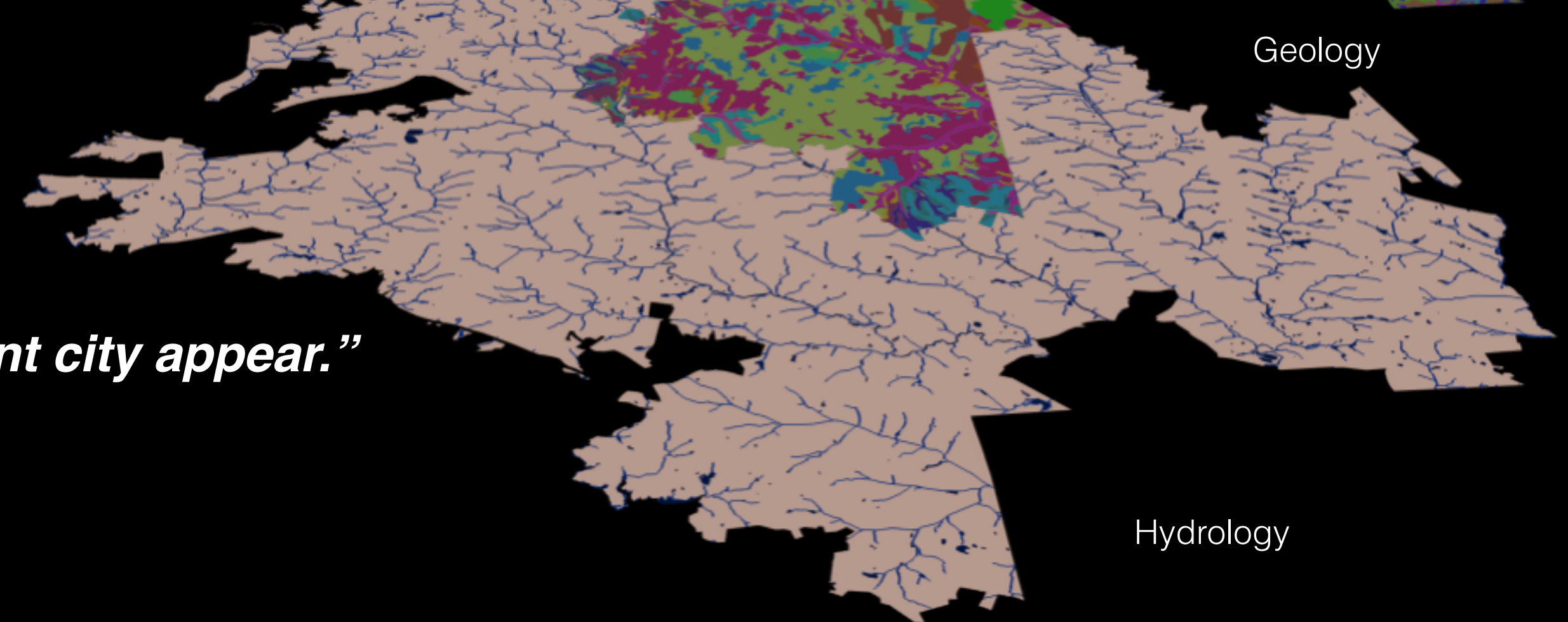
Streets - Infrastructure



Buildings



Geology



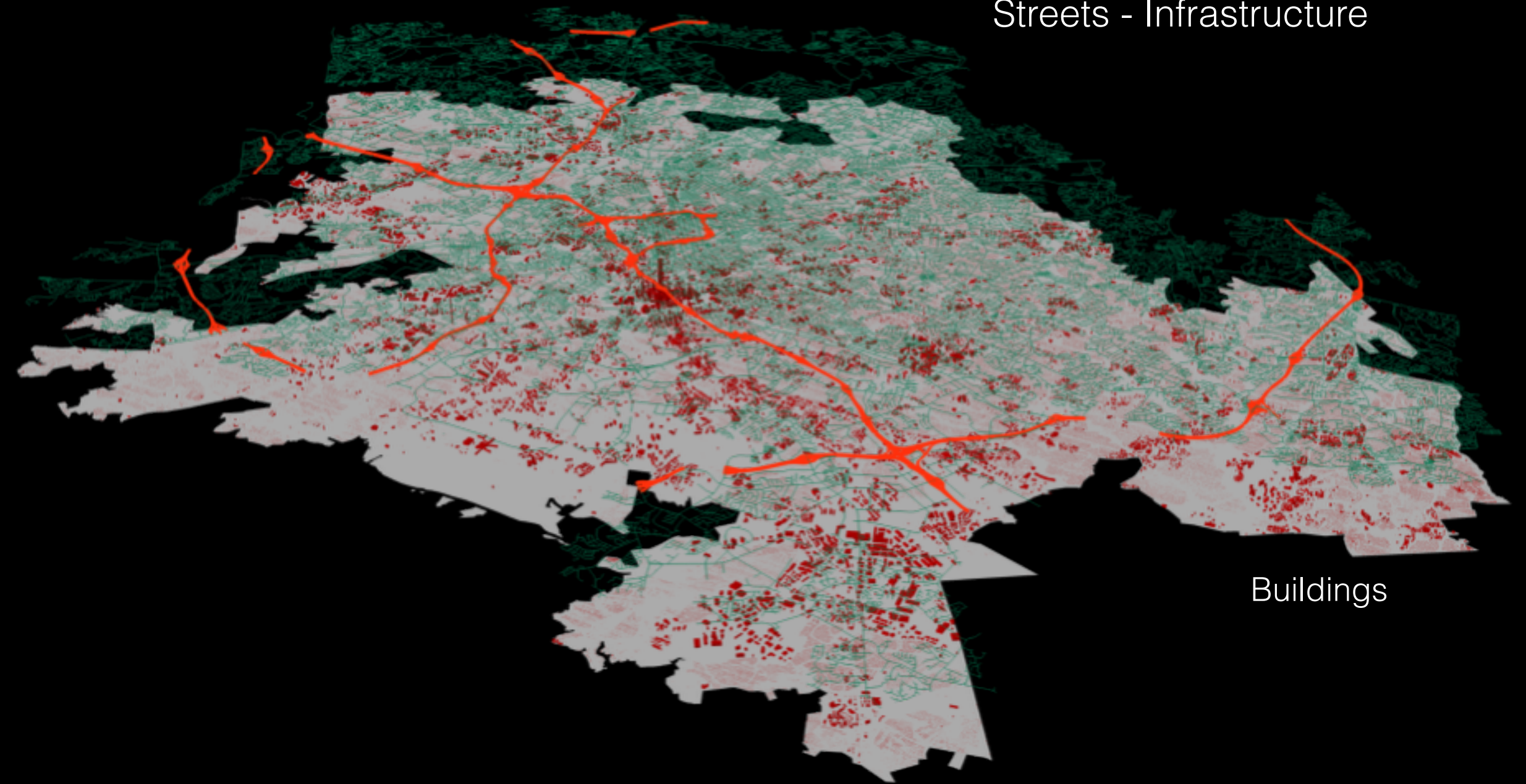
Hydrology

"...when you least expect it, you see a crack open and a different city appear."

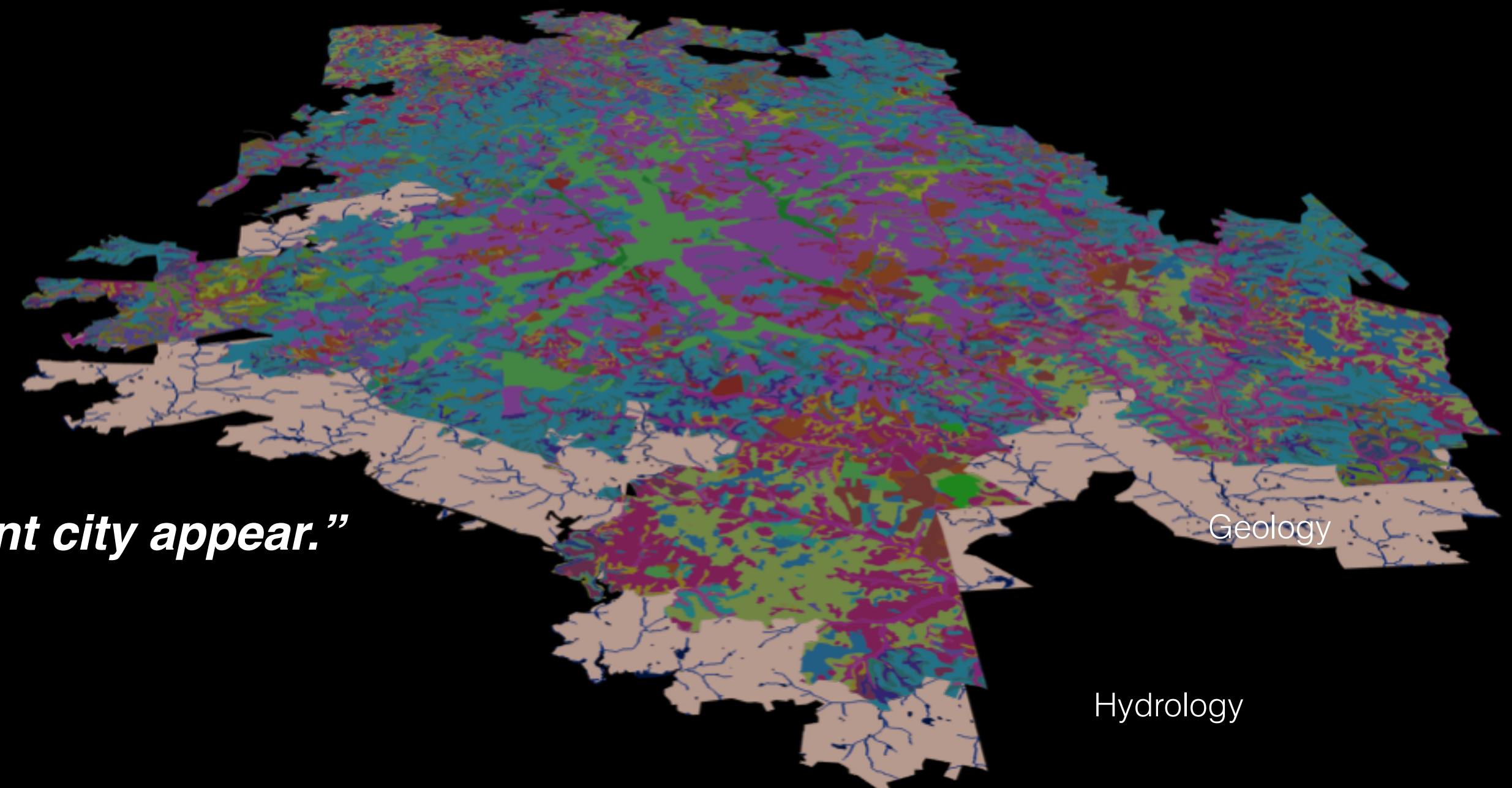
Italo Calvino
Invisible City



Streets - Infrastructure



Buildings



Geology

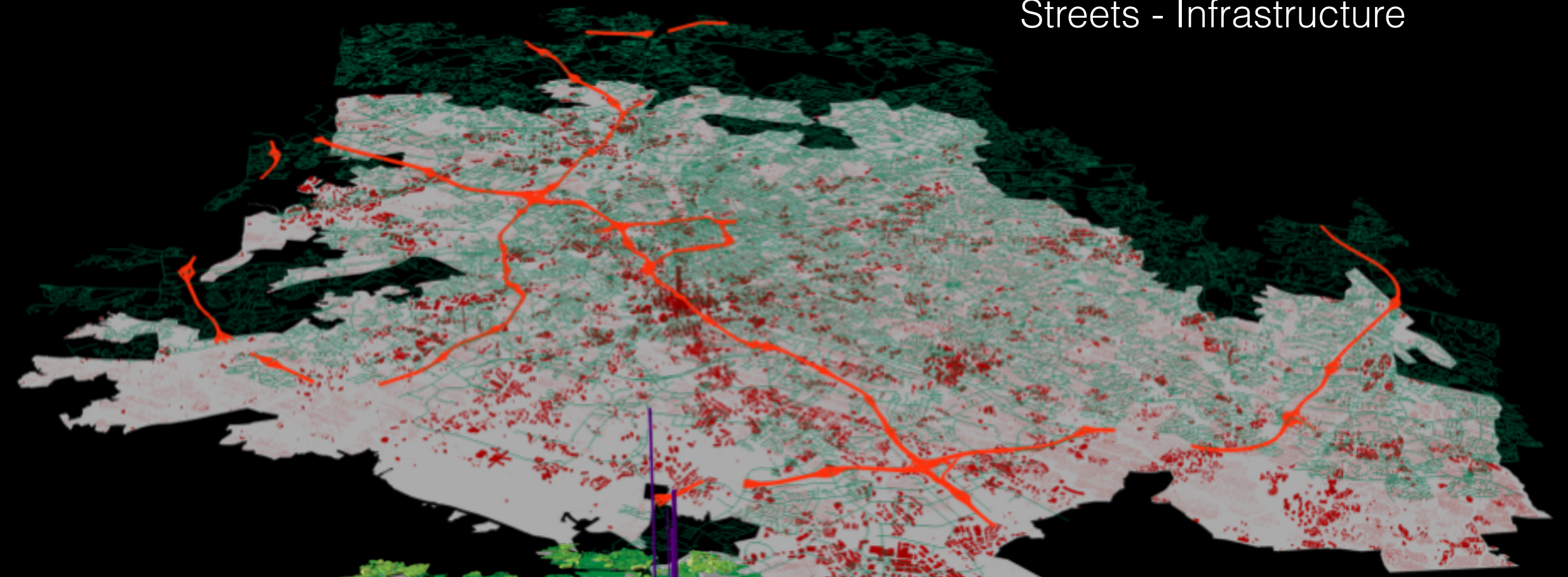
Hydrology

“...when you least expect it, you see a crack open and a different city appear.”

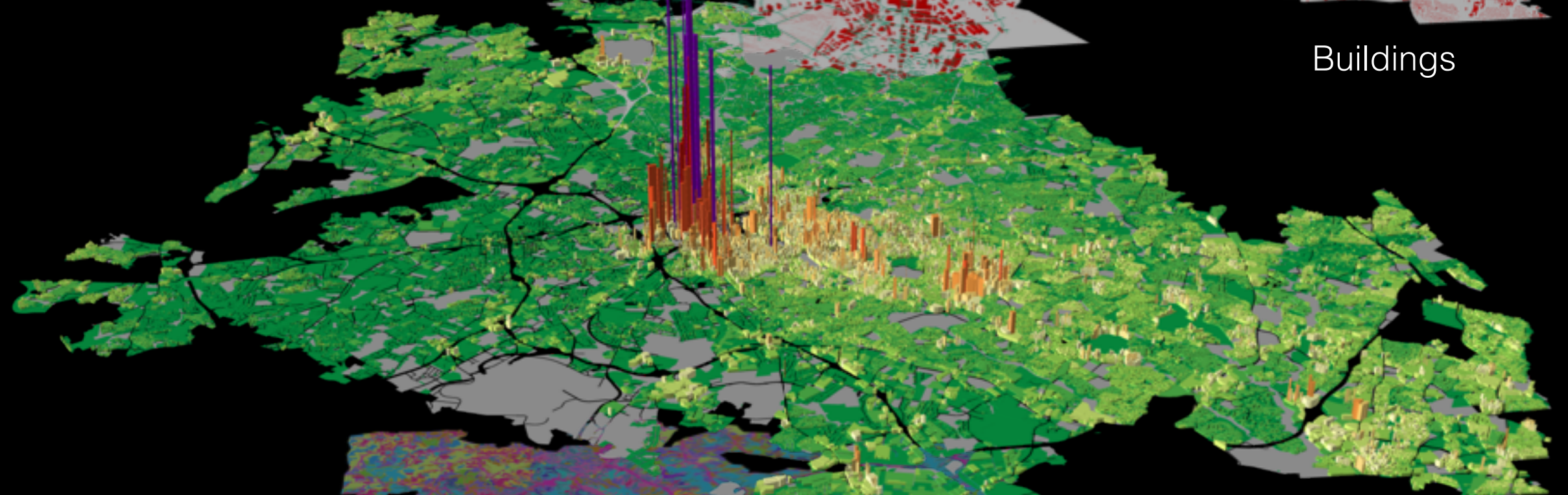
Italo Calvino
Invisible City



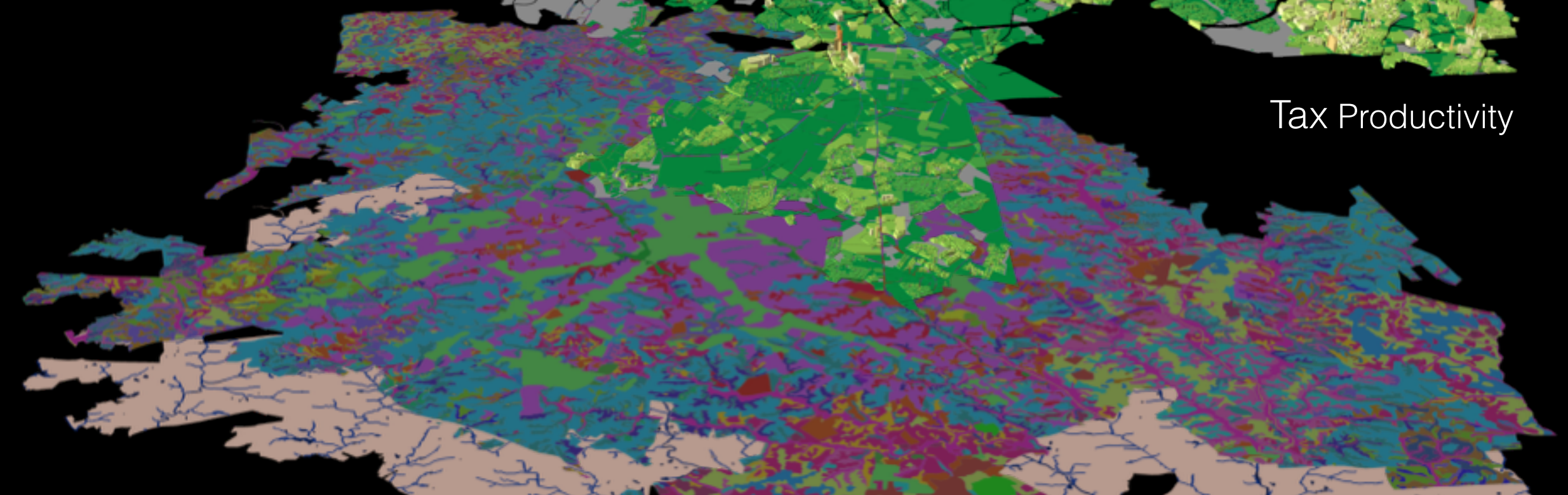
Streets - Infrastructure



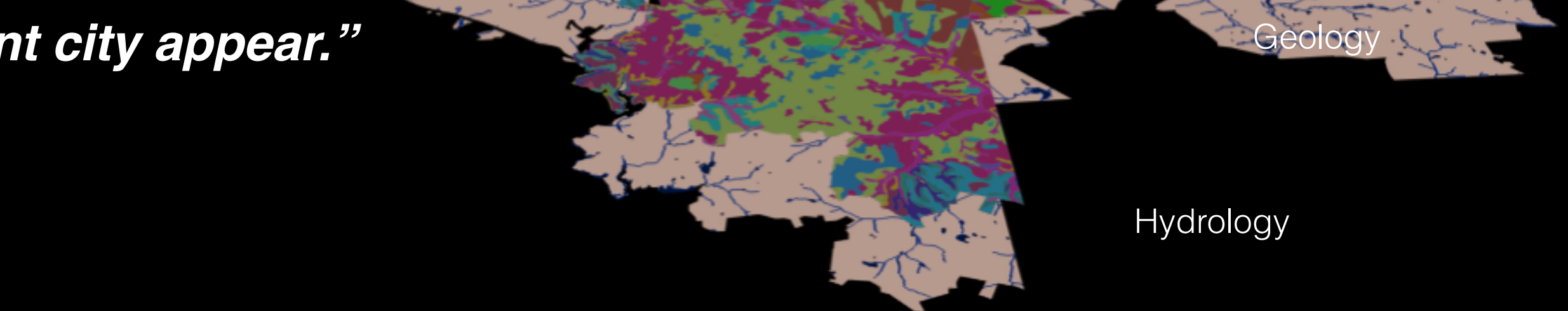
Buildings



Tax Productivity



Geology



Hydrology



“...when you least expect it, you see a crack open and a different city appear.”

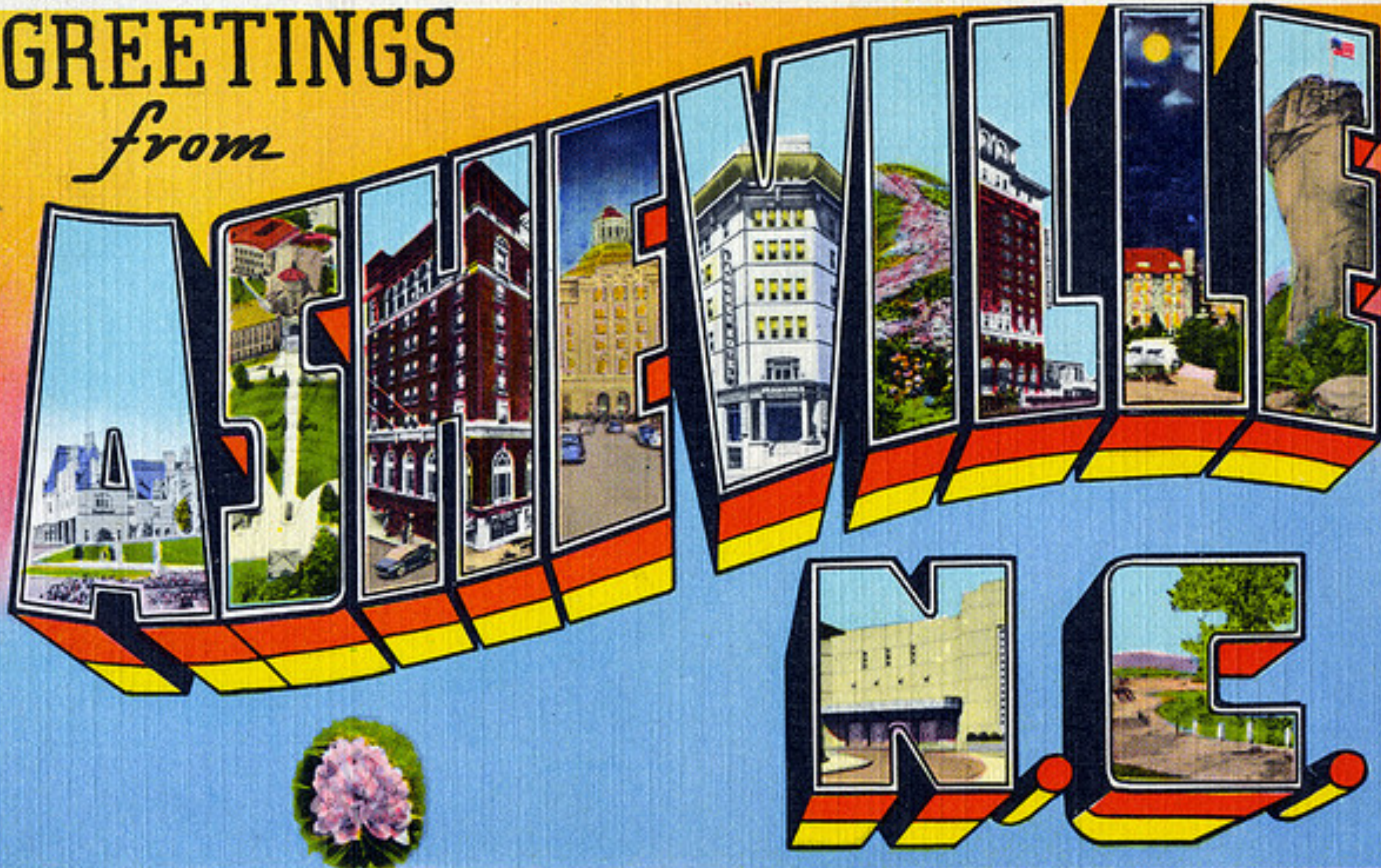
Italo Calvino
Invisible City

What are the numbers for Buncombe County?

N-662

GREETINGS

from



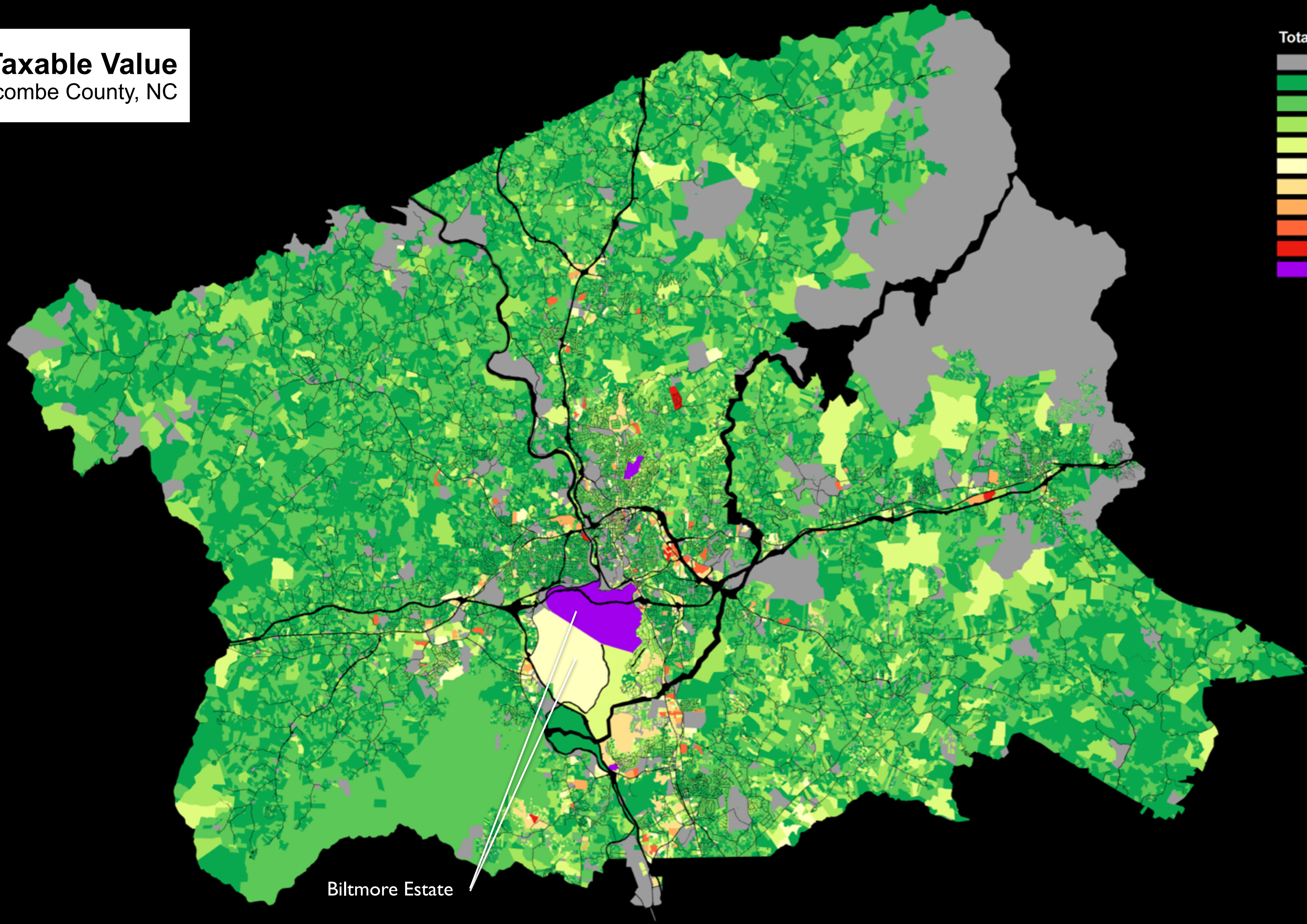
E-6264

Total Taxable Value

Buncombe County, NC

Total Tax Value (\$)

- not taxable
- < 160,000
- 160,001 - 430,000
- 430,001 - 1M
- 1M - 2.5M
- 2.5M - 5.5M
- 5.5M - 10M
- \$10M - \$17M
- 17M - 33M
- 33M - 76M
- > 76M



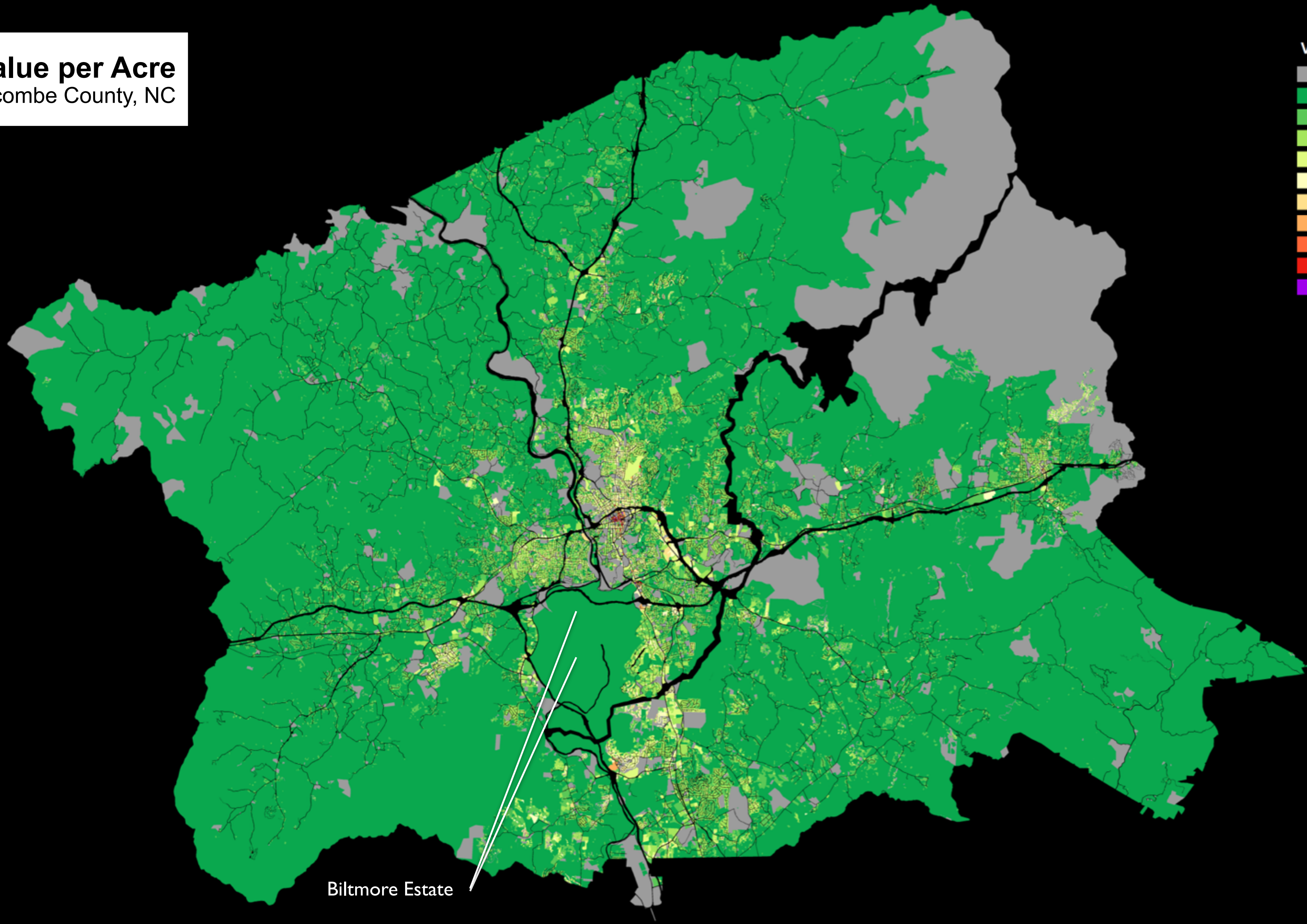
Biltmore Estate

Taxable Value per Acre

Buncombe County, NC

Value per Acre (\$)

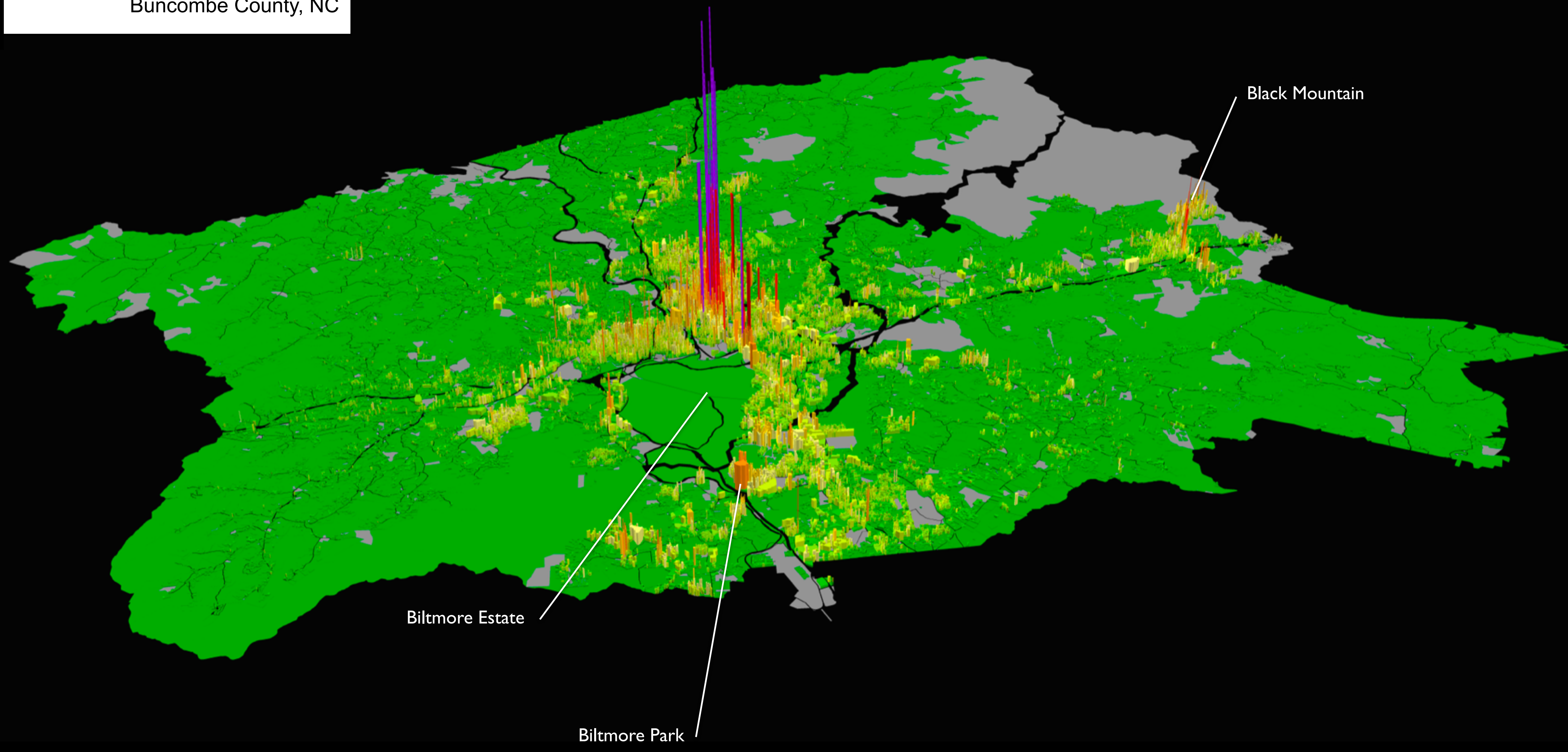
- not taxable
- < 170,000
- 170,001 - 420,000
- 420,001 - 760,000
- 760,001 - 1.2M
- 1.2M - 2M
- 2M - 3.5M
- 3.5M - 6.2M
- 6.2M - 12M
- 12M - 20M
- > 20M



Biltmore Estate

Taxable Value per Acre

Buncombe County, NC



Black Mountain

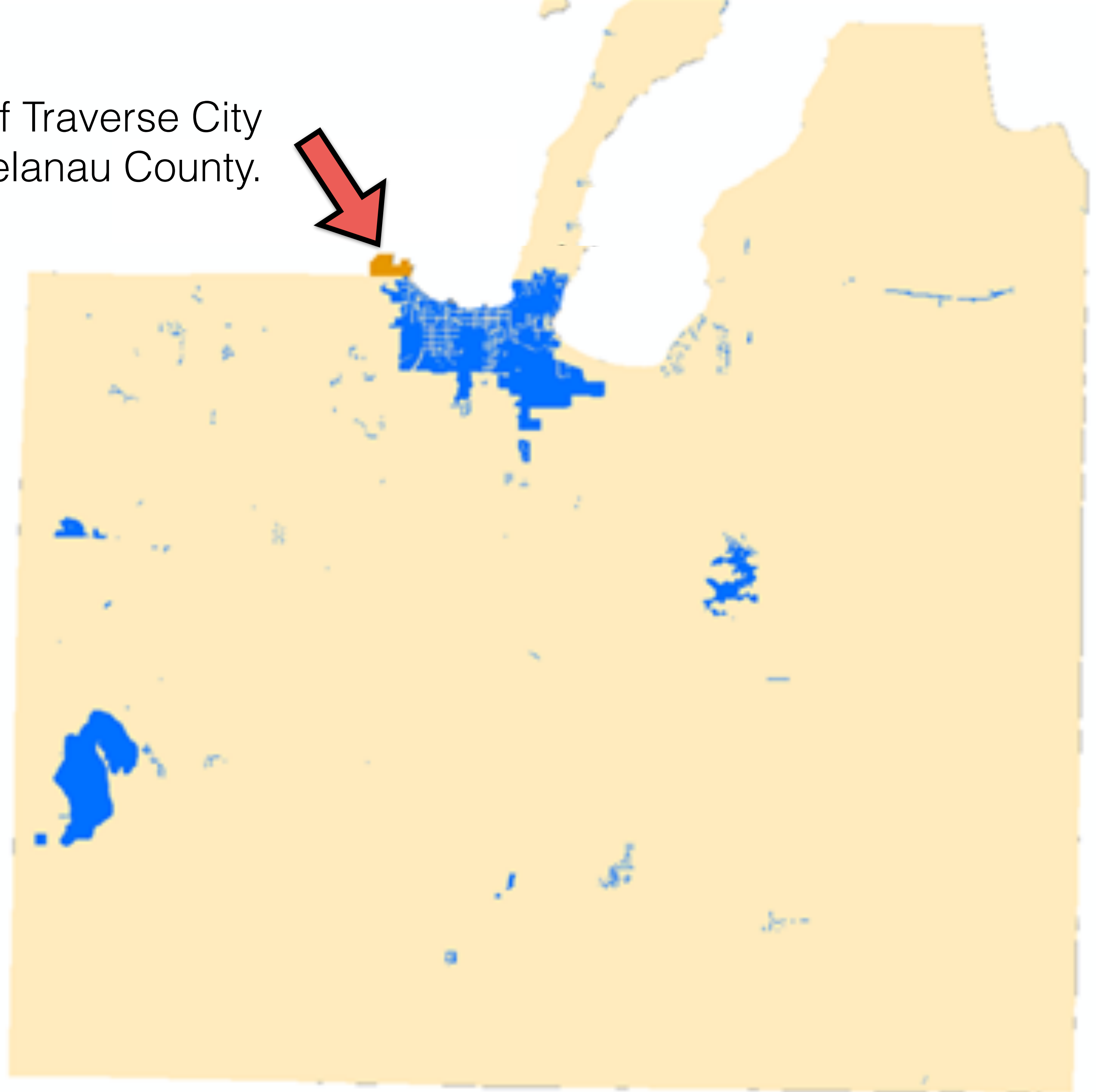
Biltmore Estate

Biltmore Park

What are the numbers for Grand Traverse County?



The part of Traverse City that is in Leelanau County.

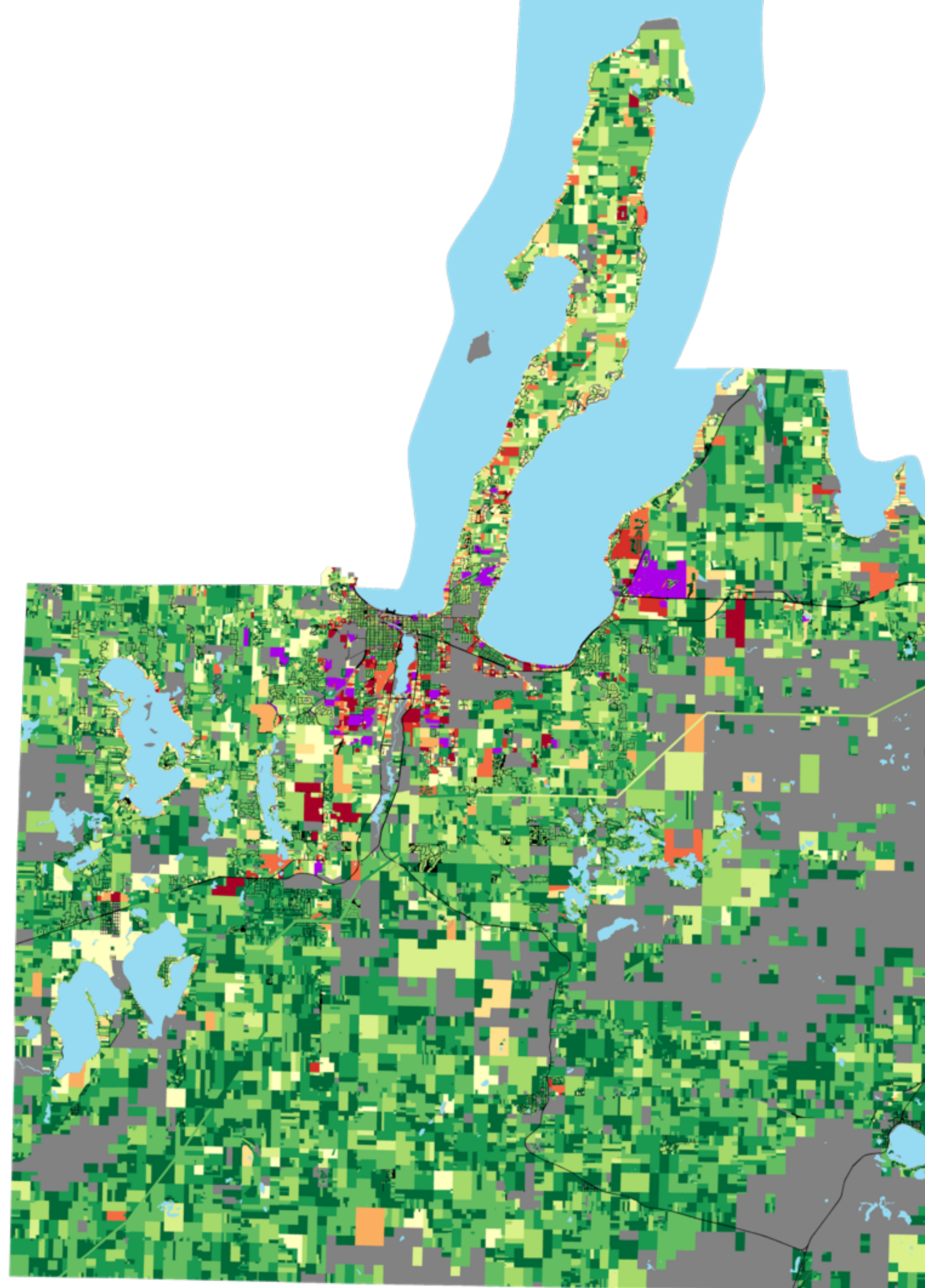


What is Traverse City?
The Counties

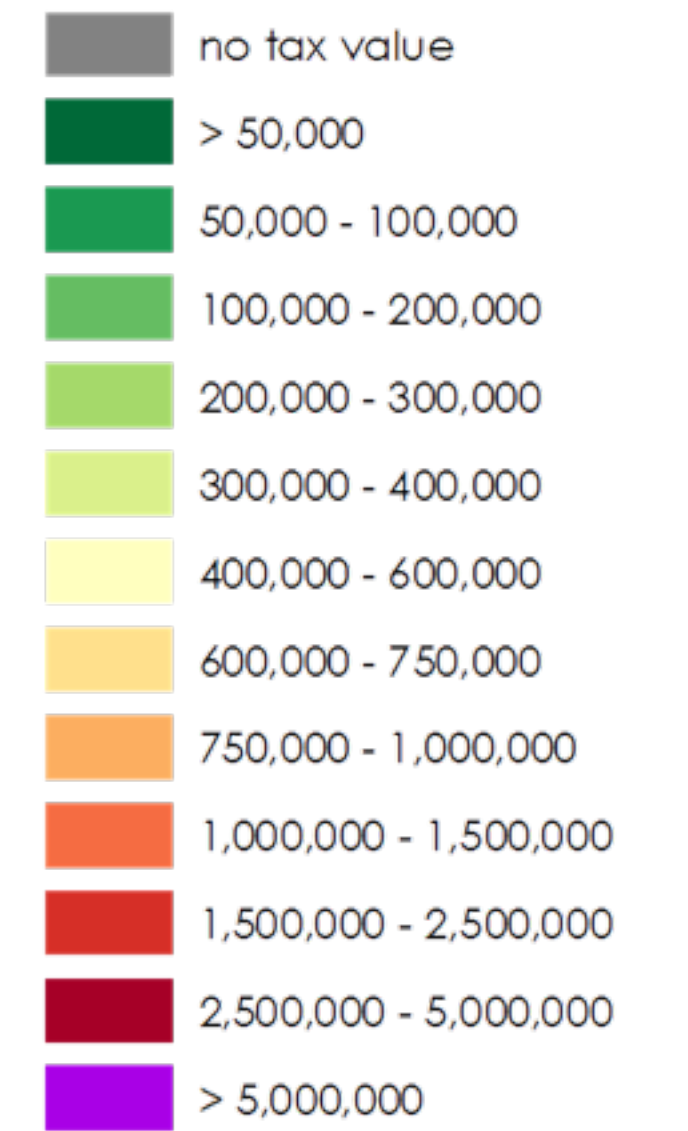
- 231 Acres
- \$147,000 County Taxes
- 0.7% of the \$22M total taxes

Total Taxable Value

Grand Traverse County, MI

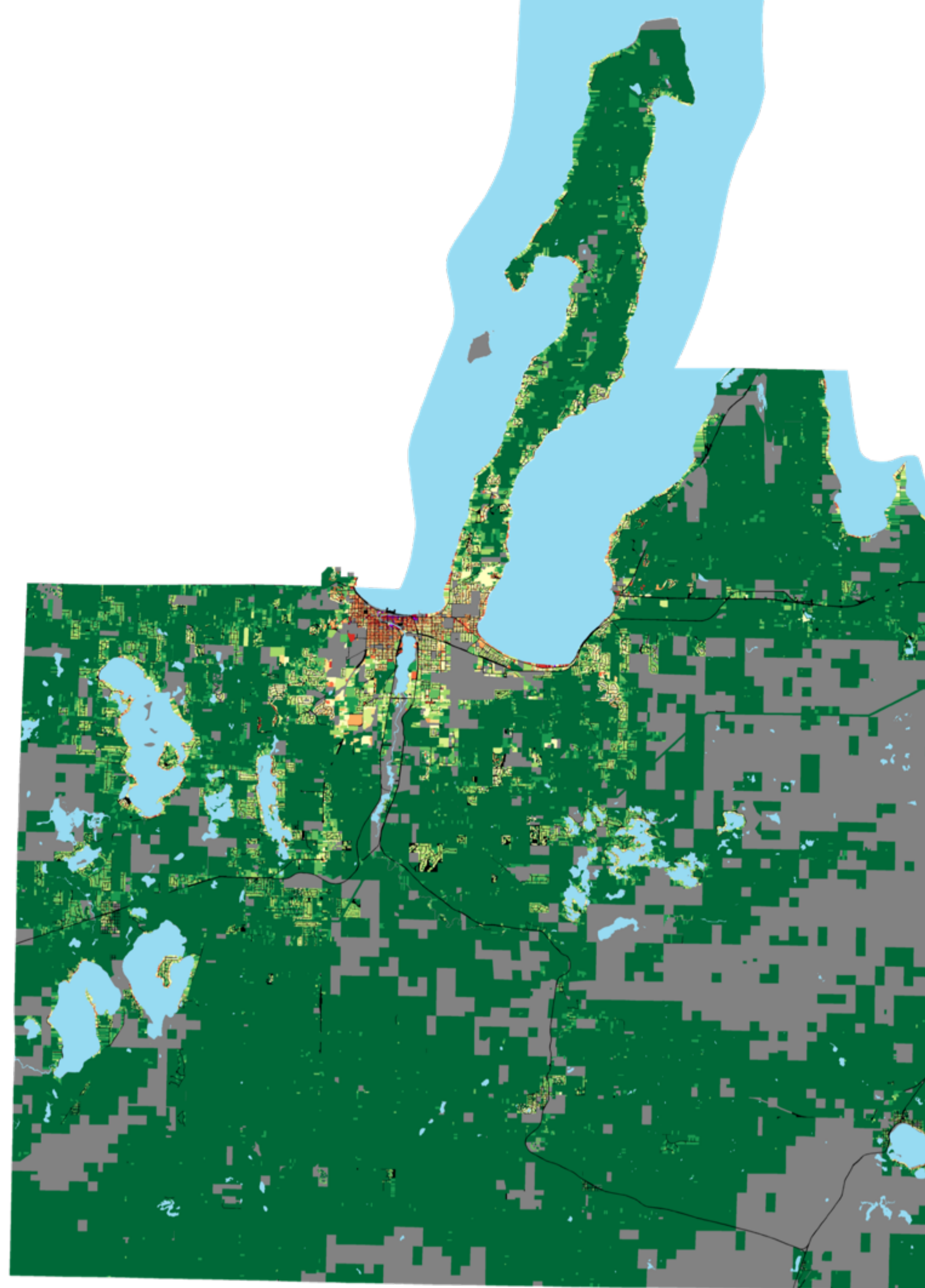


adjusted tax value (\$)

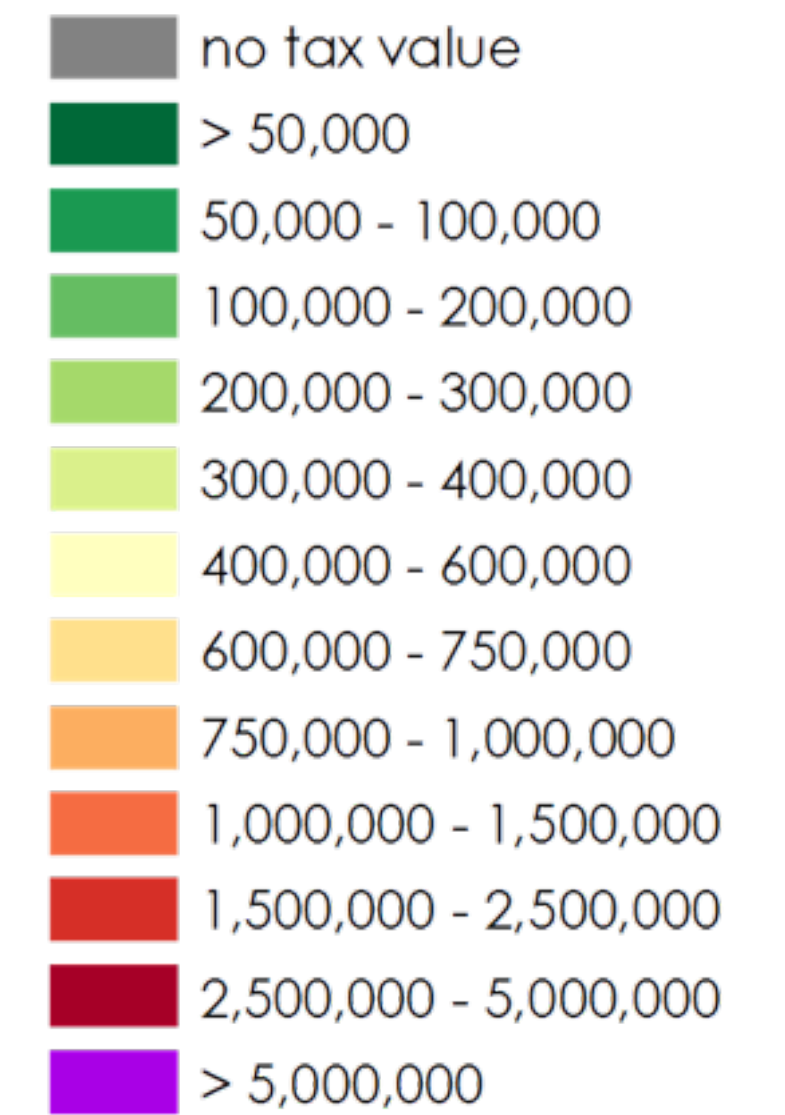


Taxable Value per Acre

Grand Traverse County, MI



value per acre (\$)





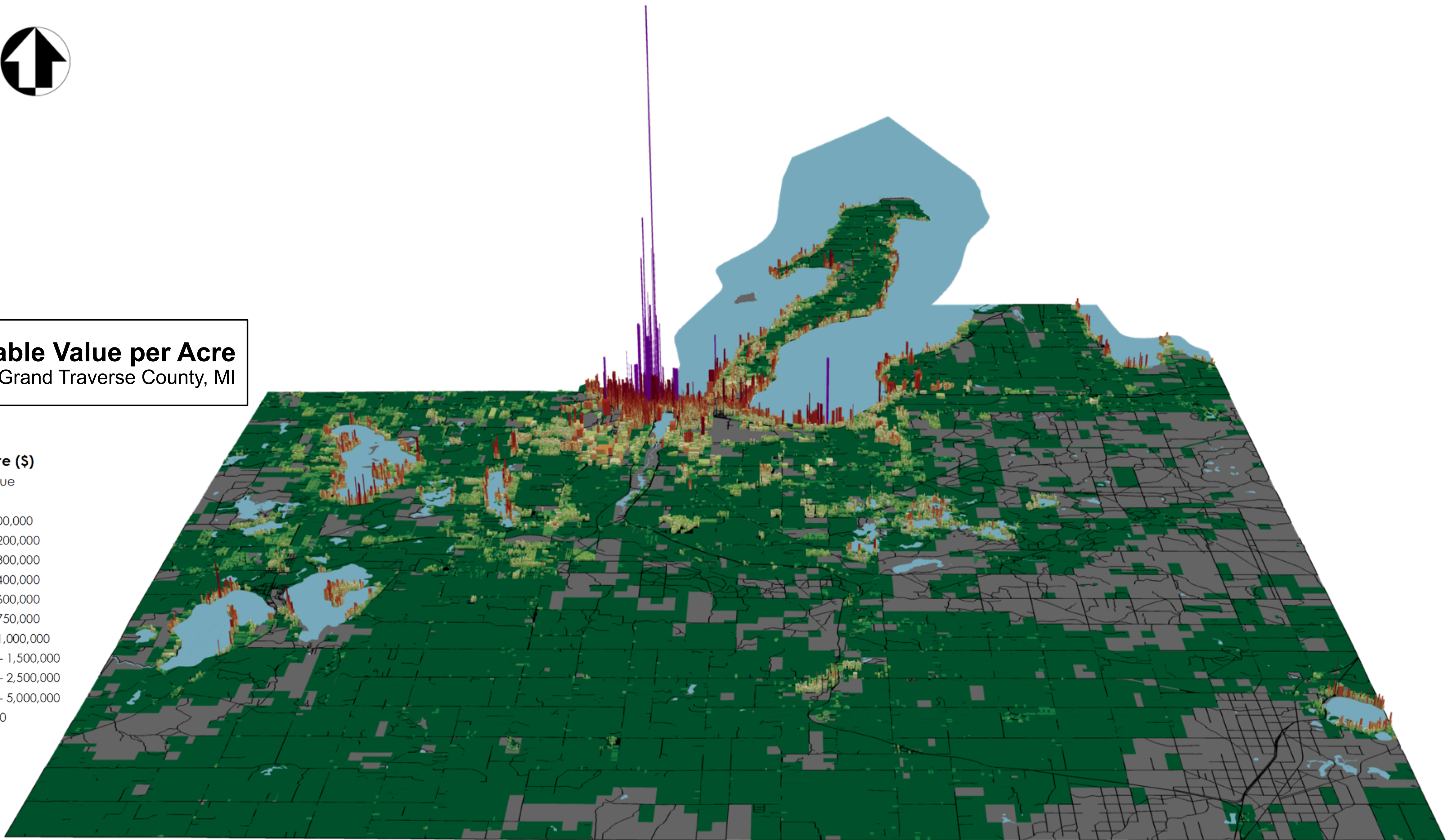
Urban3

Taxable Value per Acre

Grand Traverse County, MI

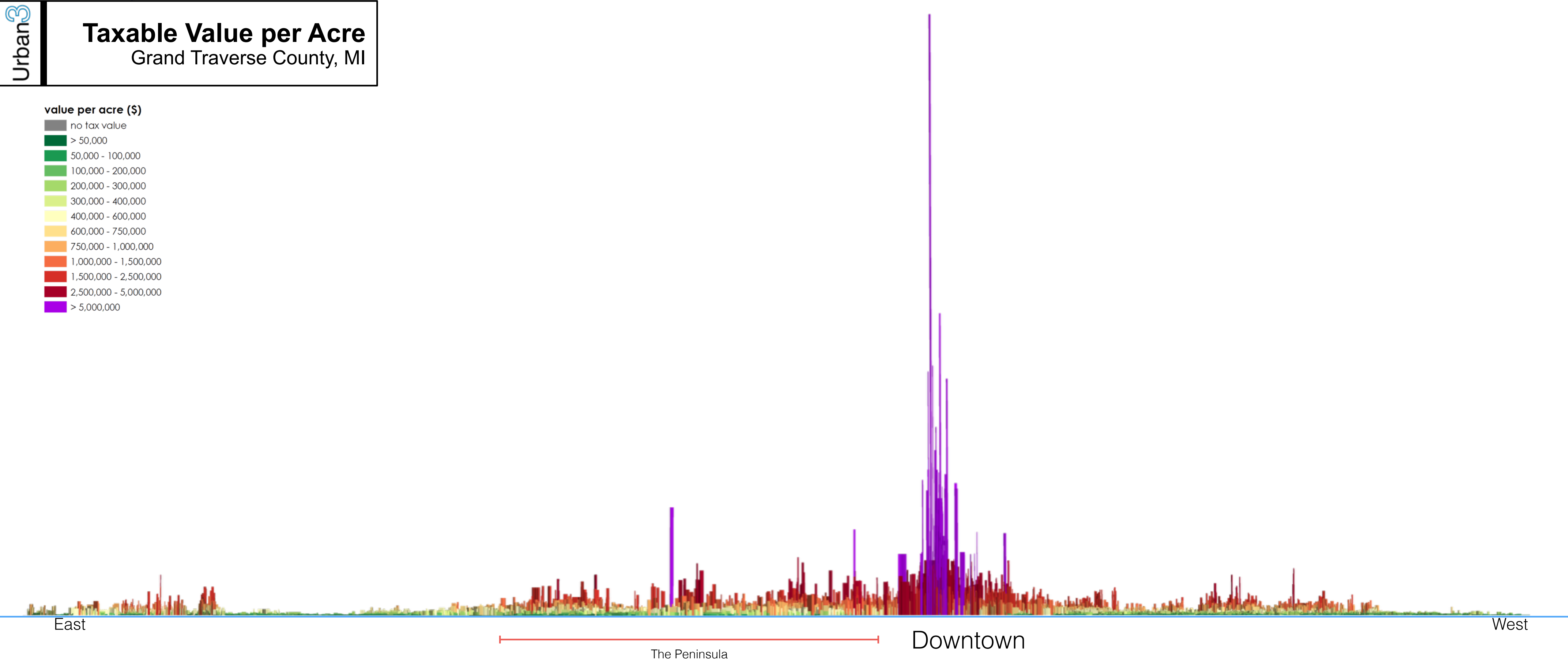
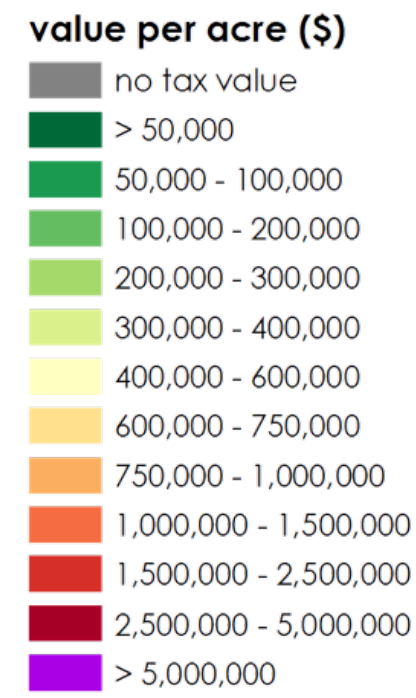
value per acre (\$)

- no tax value
- > 50,000
- 50,000 - 100,000
- 100,000 - 200,000
- 200,000 - 300,000
- 300,000 - 400,000
- 400,000 - 600,000
- 600,000 - 750,000
- 750,000 - 1,000,000
- 1,000,000 - 1,500,000
- 1,500,000 - 2,500,000
- 2,500,000 - 5,000,000
- > 5,000,000



Taxable Value per Acre

Grand Traverse County, MI



East

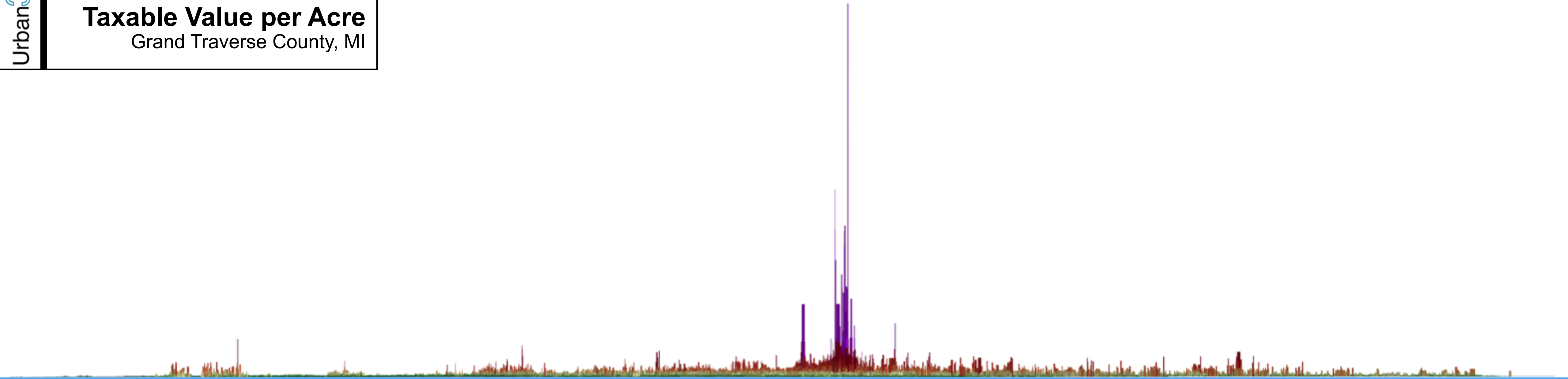
The Peninsula

Downtown

West

Taxable Value per Acre

Grand Traverse County, MI



South

Downtown

The Peninsula

North

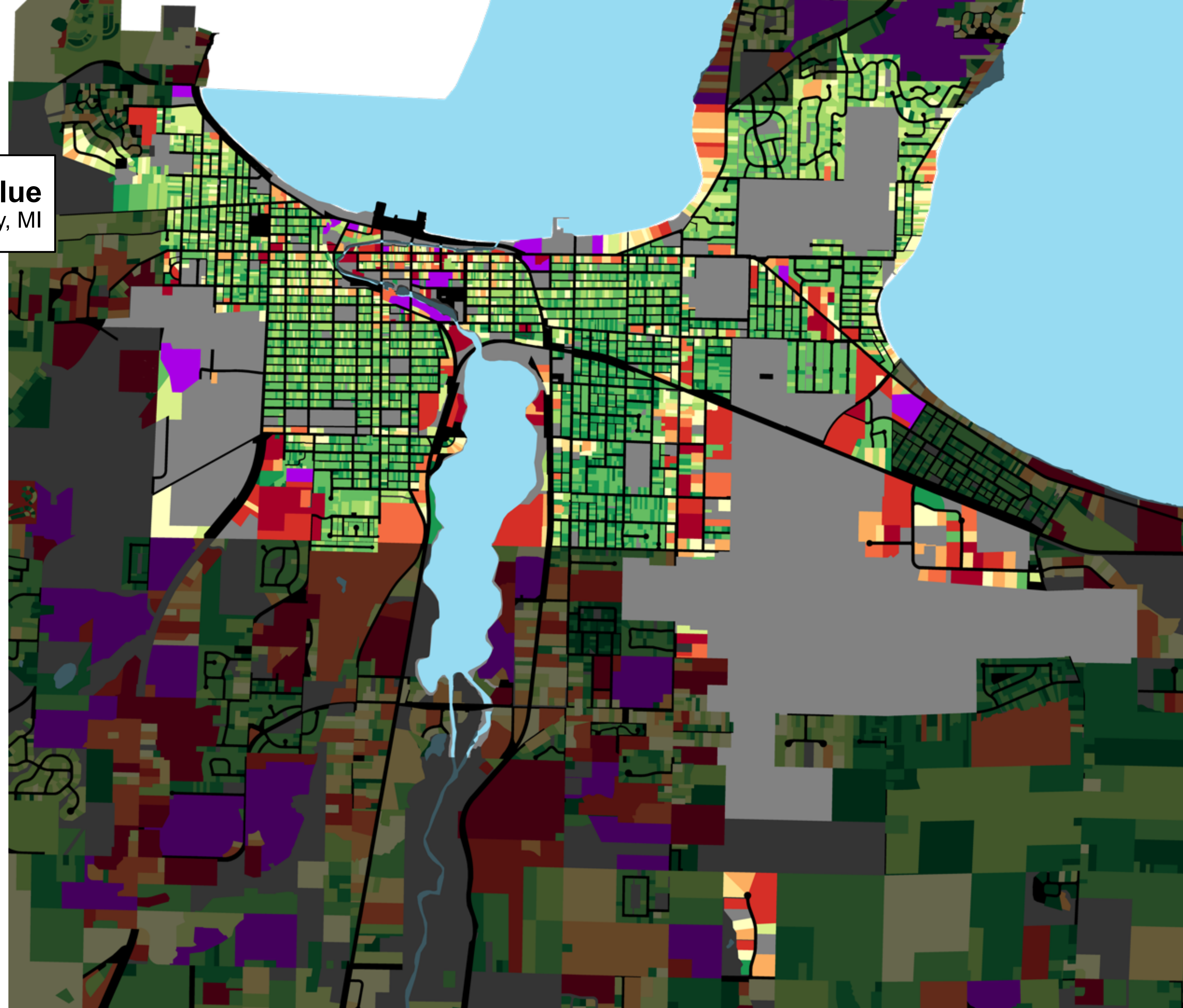
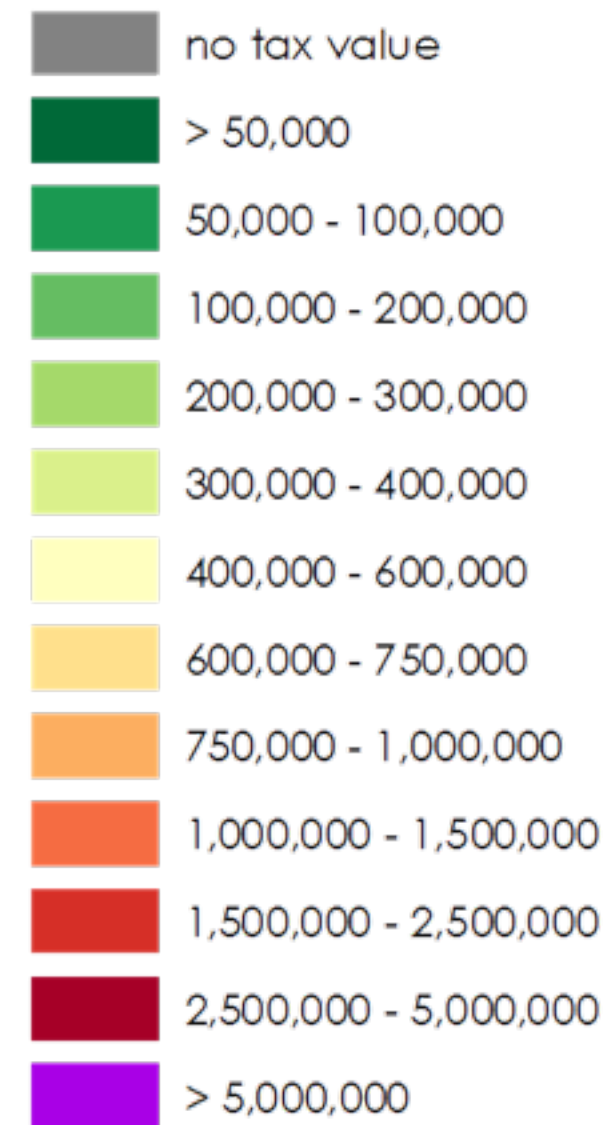
- value per acre (\$)**
- no tax value
 - > 50,000
 - 50,000 - 100,000
 - 100,000 - 200,000
 - 200,000 - 300,000
 - 300,000 - 400,000
 - 400,000 - 600,000
 - 600,000 - 750,000
 - 750,000 - 1,000,000
 - 1,000,000 - 1,500,000
 - 1,500,000 - 2,500,000
 - 2,500,000 - 5,000,000
 - > 5,000,000



Total Taxable Value

Traverse City, MI

adjusted tax value (\$)

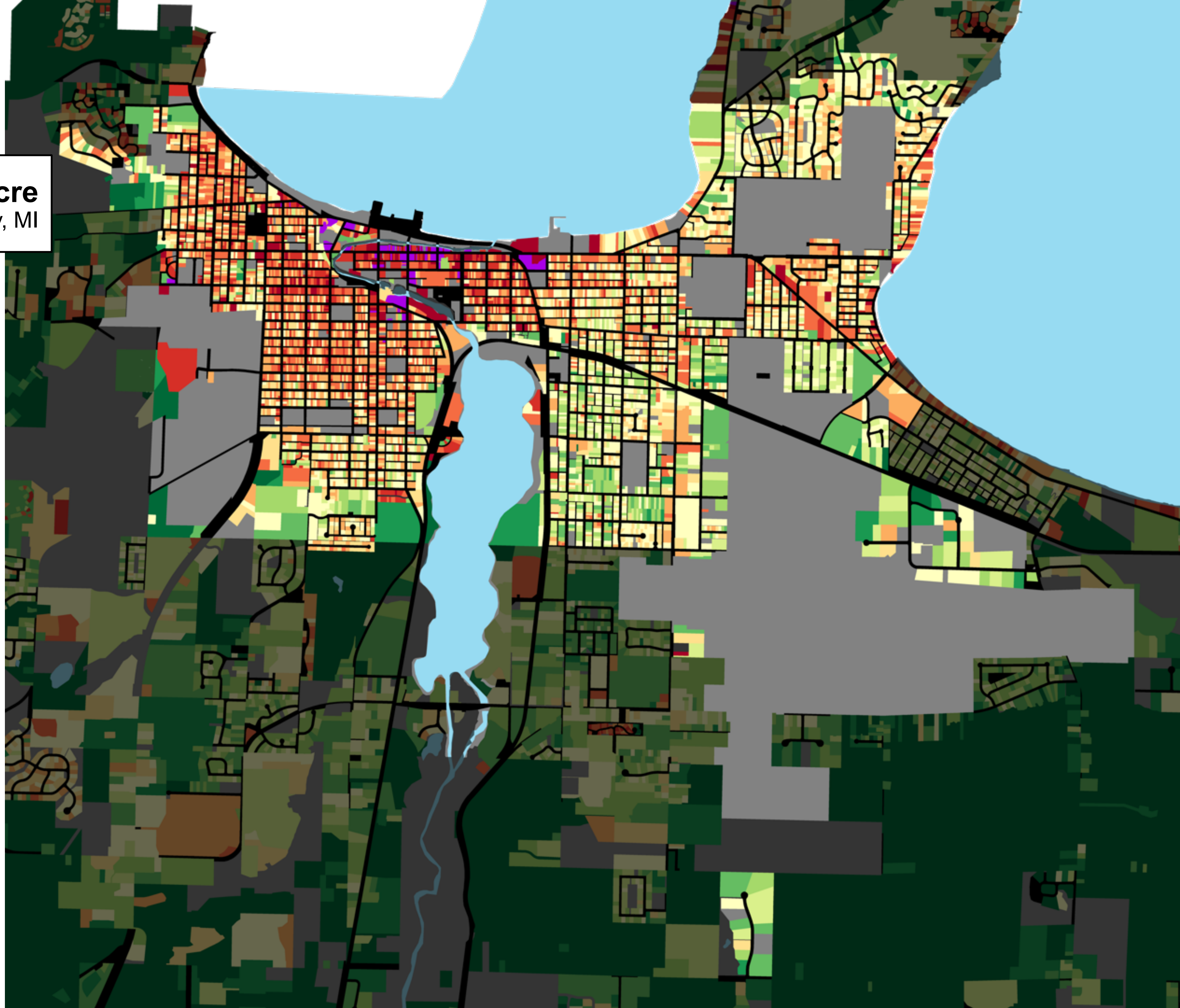


Taxable Value Per Acre

Traverse City, MI

value per acre (\$)

- no tax value
- > 50,000
- 50,000 - 100,000
- 100,000 - 200,000
- 200,000 - 300,000
- 300,000 - 400,000
- 400,000 - 600,000
- 600,000 - 750,000
- 750,000 - 1,000,000
- 1,000,000 - 1,500,000
- 1,500,000 - 2,500,000
- 2,500,000 - 5,000,000
- > 5,000,000



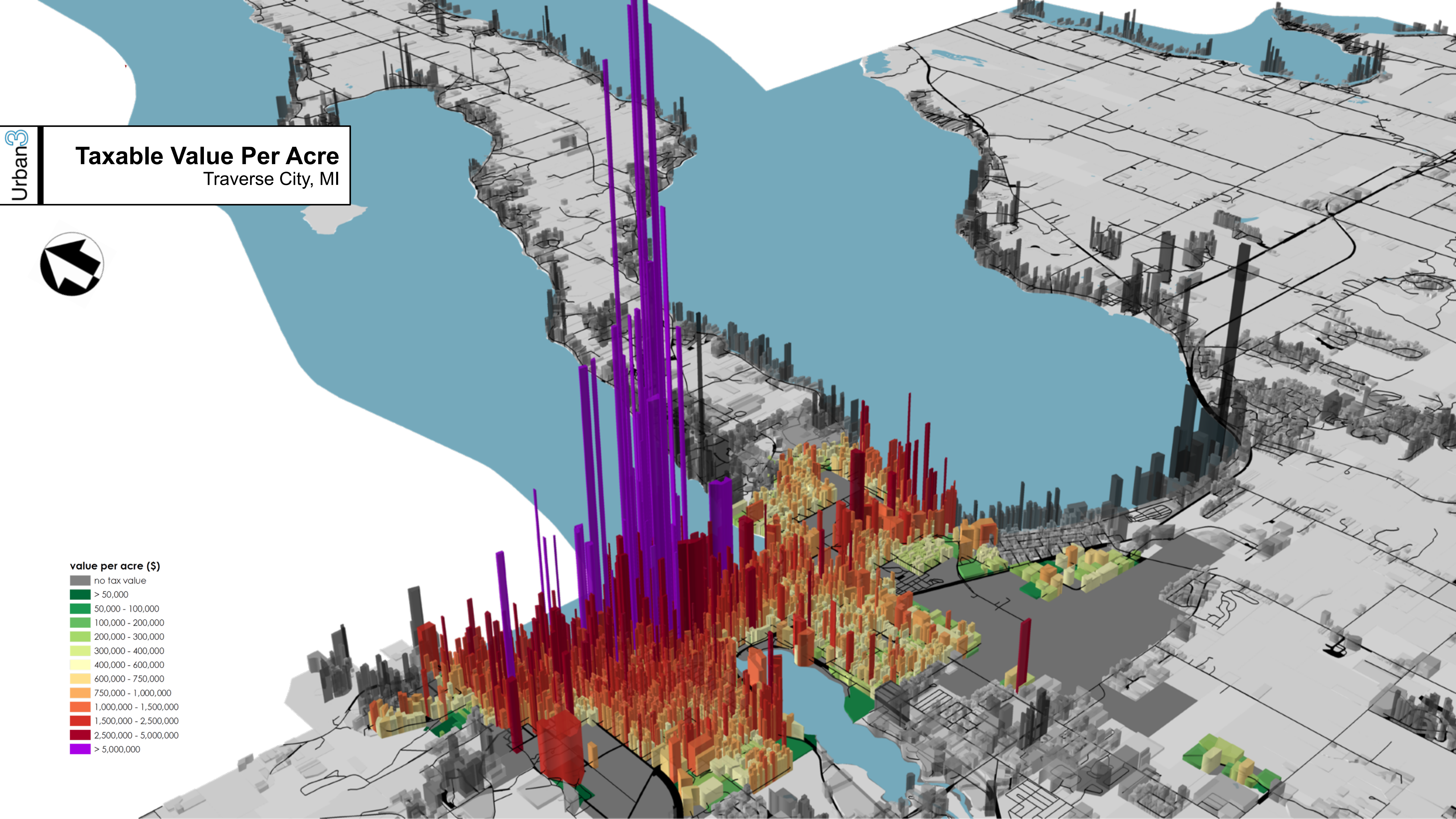
Taxable Value Per Acre

Traverse City, MI



value per acre (\$)

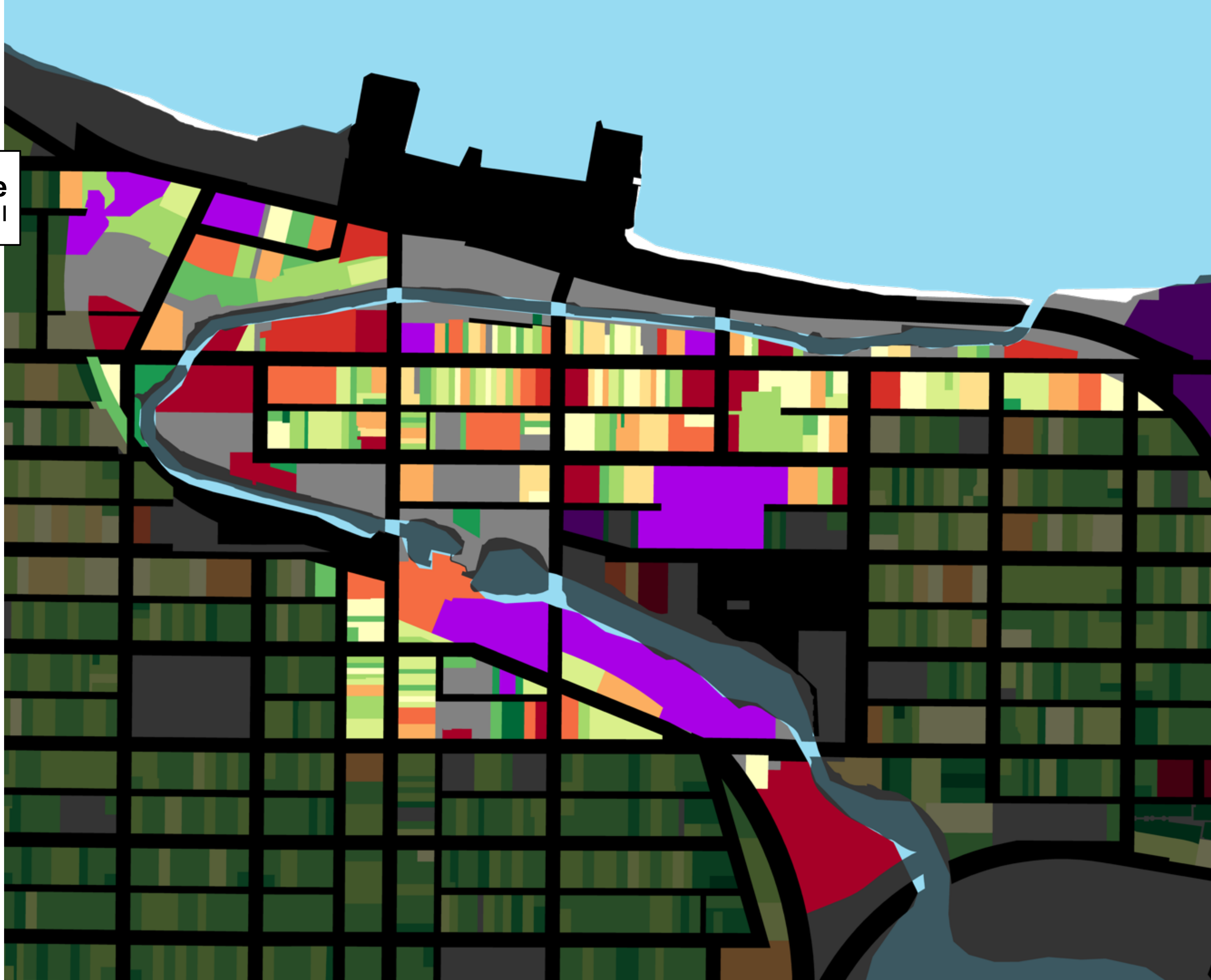
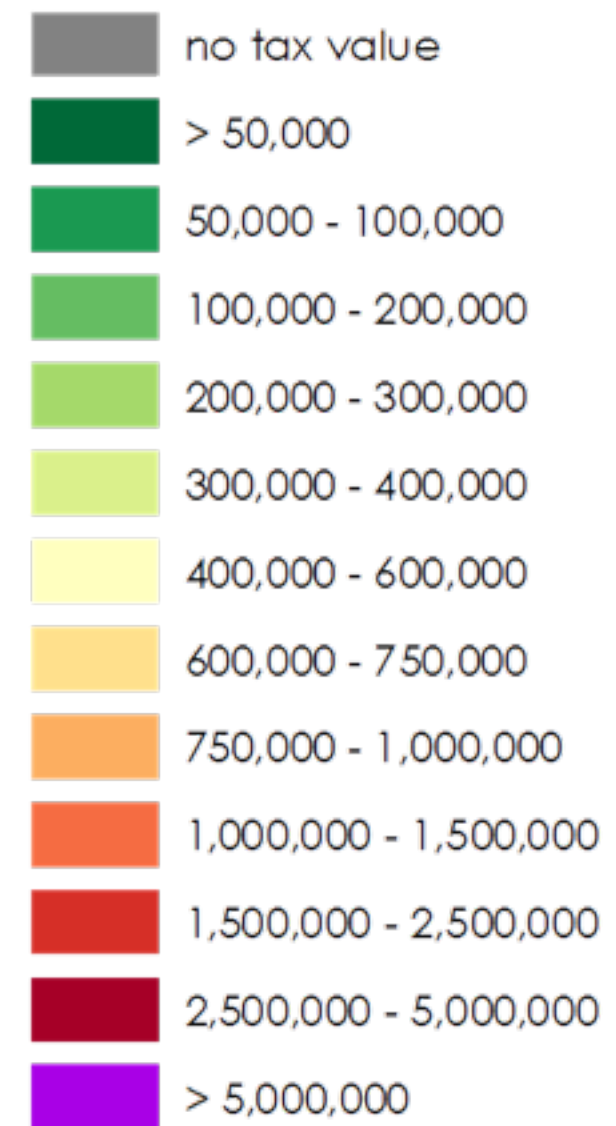
- no tax value
- > 50,000
- 50,000 - 100,000
- 100,000 - 200,000
- 200,000 - 300,000
- 300,000 - 400,000
- 400,000 - 600,000
- 600,000 - 750,000
- 750,000 - 1,000,000
- 1,000,000 - 1,500,000
- 1,500,000 - 2,500,000
- 2,500,000 - 5,000,000
- > 5,000,000



Total Taxable Value

Downtown Traverse City, MI

adjusted tax value (\$)

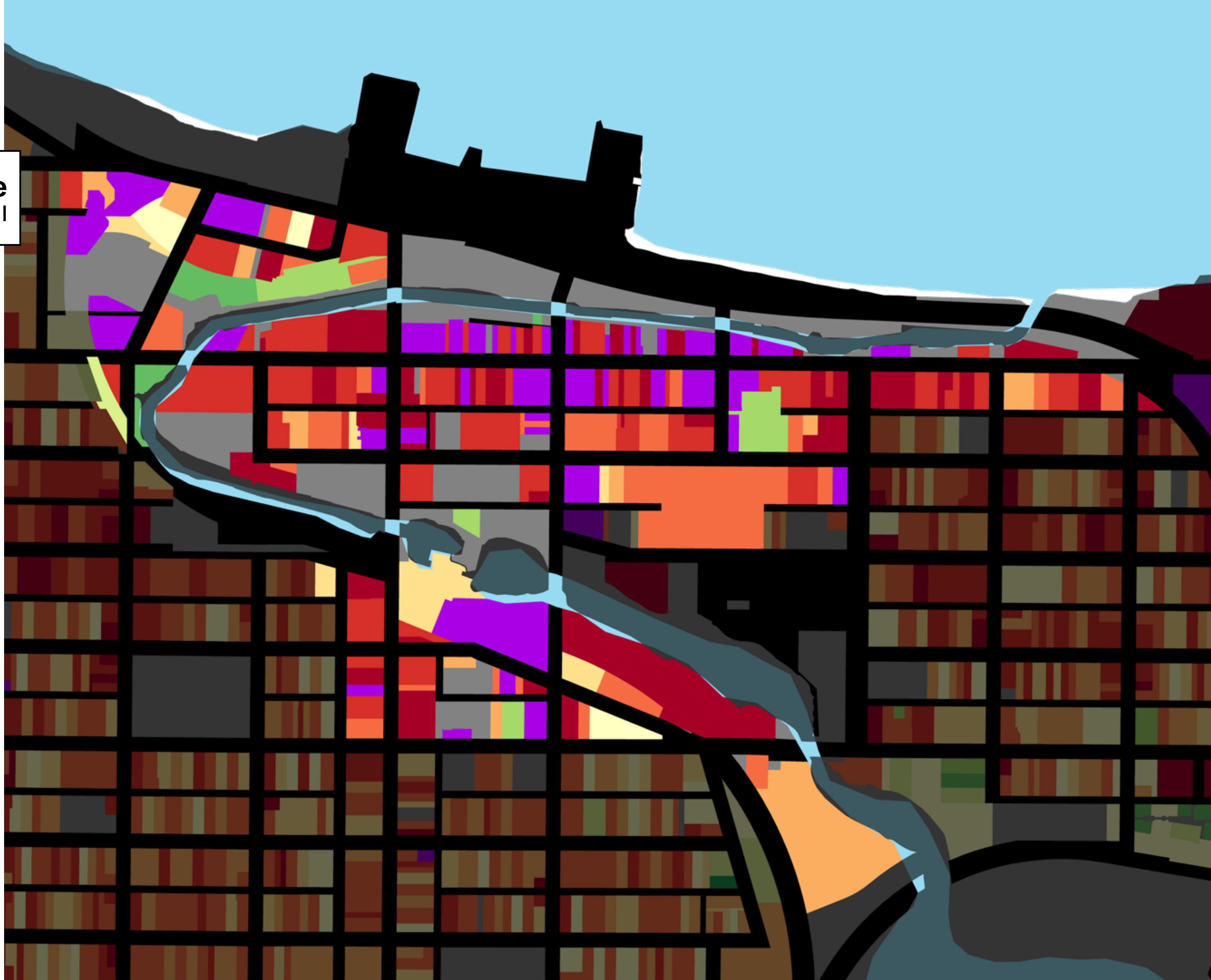


Taxable Value Per Acre

Downtown Traverse City, MI

value per acre (\$)

- no tax value
- > 50,000
- 50,000 - 100,000
- 100,000 - 200,000
- 200,000 - 300,000
- 300,000 - 400,000
- 400,000 - 600,000
- 600,000 - 750,000
- 750,000 - 1,000,000
- 1,000,000 - 1,500,000
- 1,500,000 - 2,500,000
- 2,500,000 - 5,000,000
- > 5,000,000

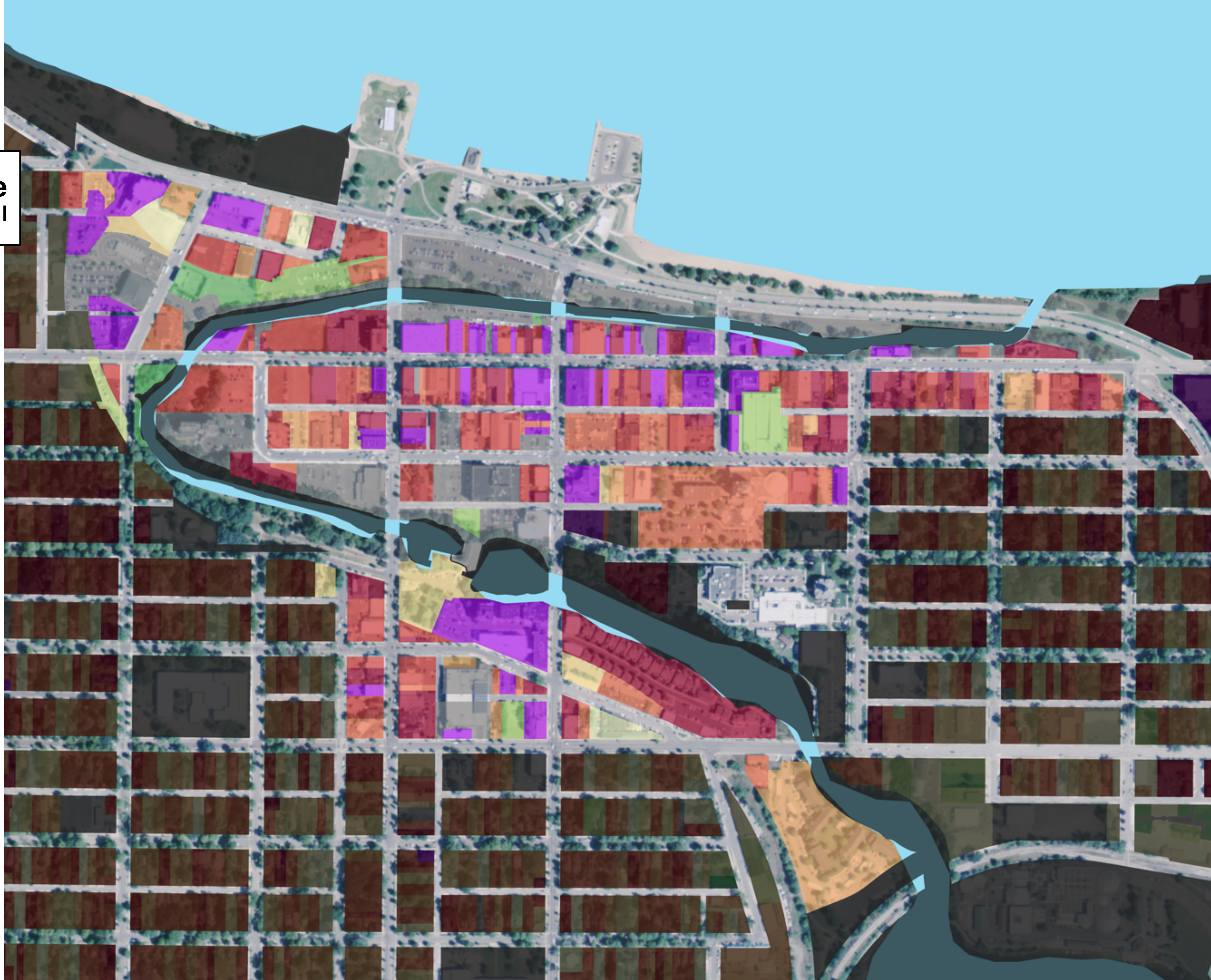


Taxable Value Per Acre

Downtown Traverse City, MI

value per acre (\$)

- no tax value
- > 50,000
- 50,000 - 100,000
- 100,000 - 200,000
- 200,000 - 300,000
- 300,000 - 400,000
- 400,000 - 600,000
- 600,000 - 750,000
- 750,000 - 1,000,000
- 1,000,000 - 1,500,000
- 1,500,000 - 2,500,000
- 2,500,000 - 5,000,000
- > 5,000,000





Traverse City

15k population

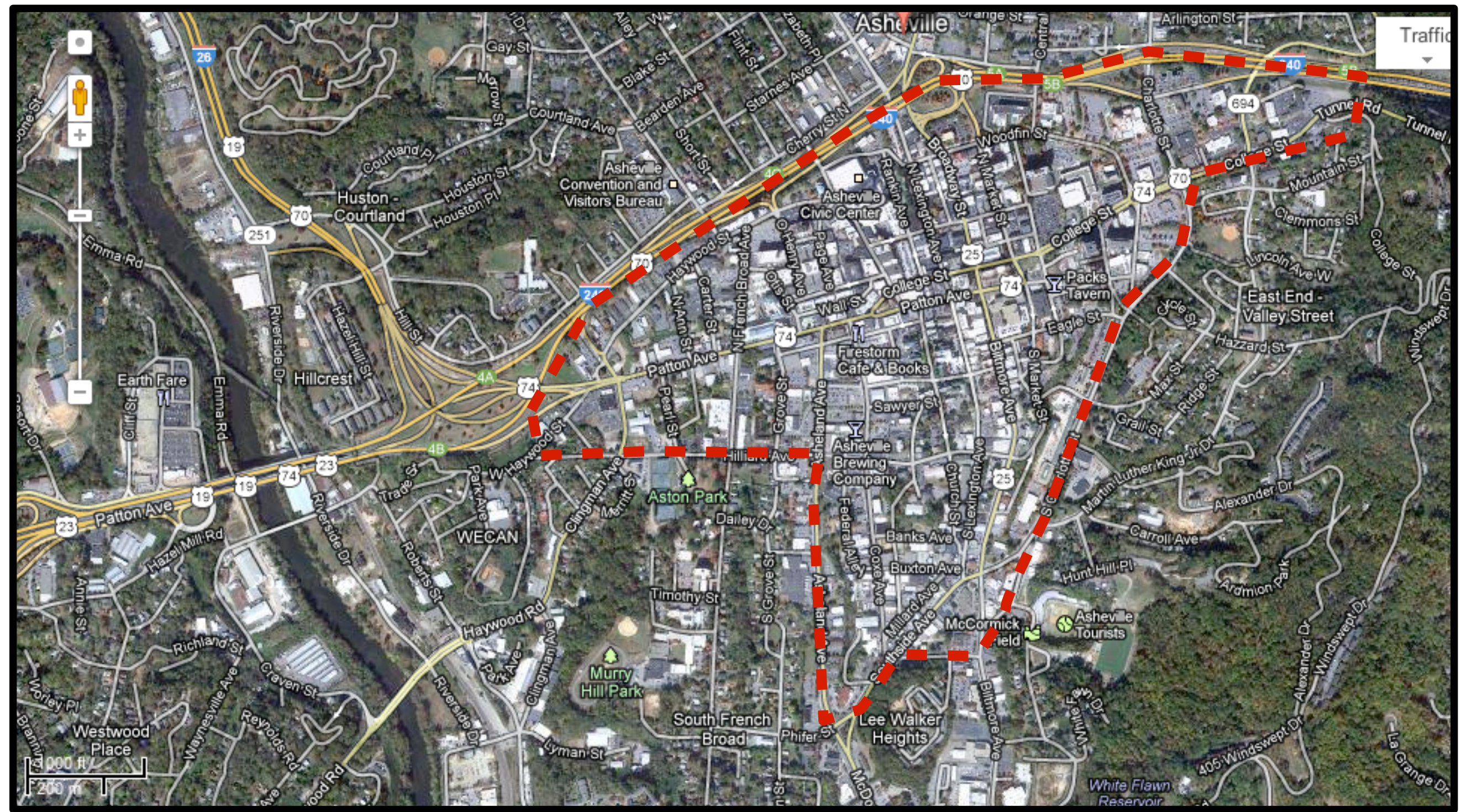
144k MSA

\$260M Total CBD Taxable Value

99 Total Acres

77% Taxable

\$3,414,632 market val/acre



Asheville

83k population

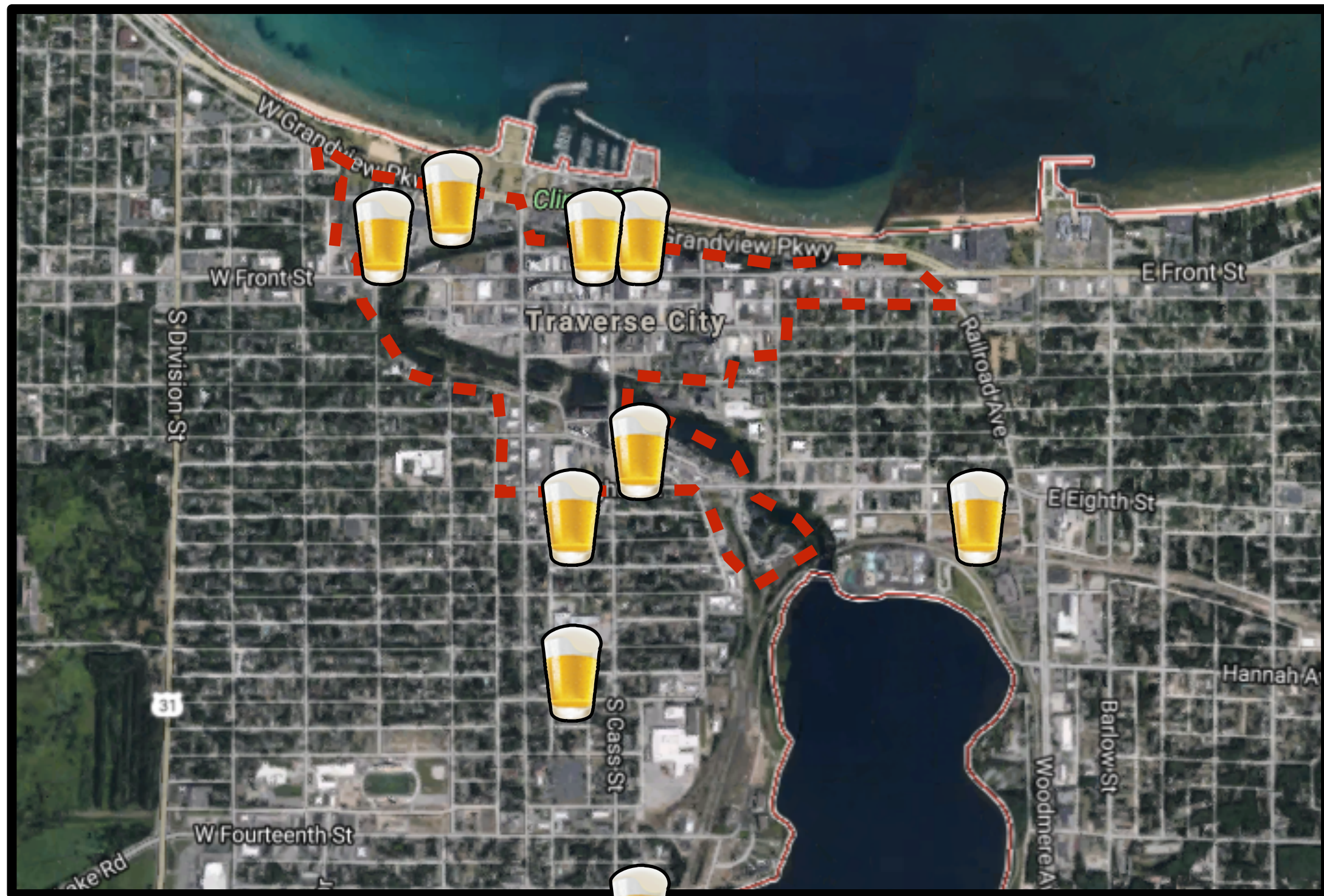
417k MSA

\$1B Total CBD Taxable Value

359 Total Acres

66% Taxable

\$4,219,400 taxable val/acre



Traverse City

15k population

144k MSA

\$260M Total CBD Taxable Value

99 Total Acres

77% Taxable

\$3,414,632 market val/acre



Asheville

83k population

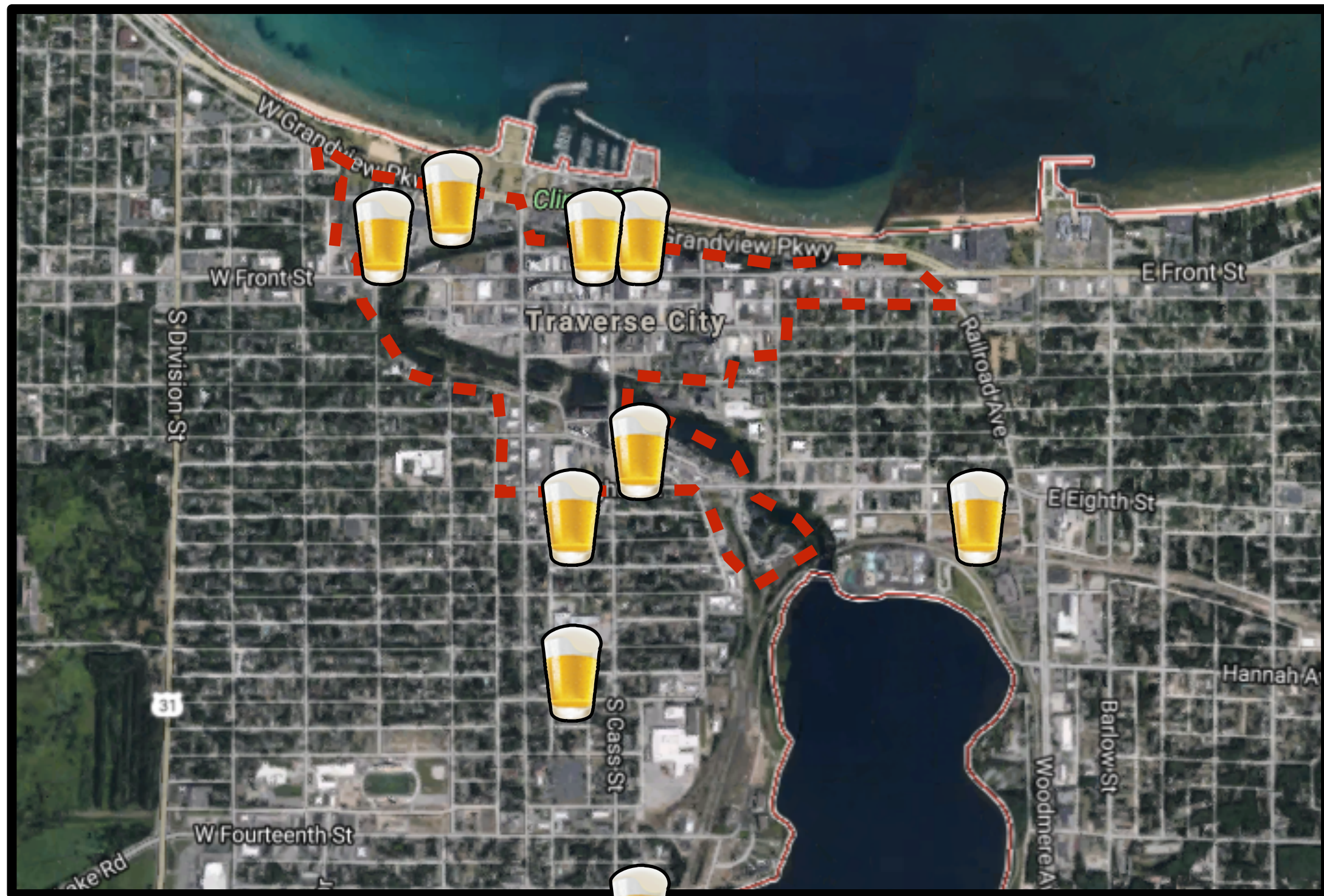
417k MSA

\$1B Total CBD Taxable Value

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Traverse City

15k population
144k MSA

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99 Total Acres

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\$3,414,632 market val/acre



Asheville

83k population
417k MSA

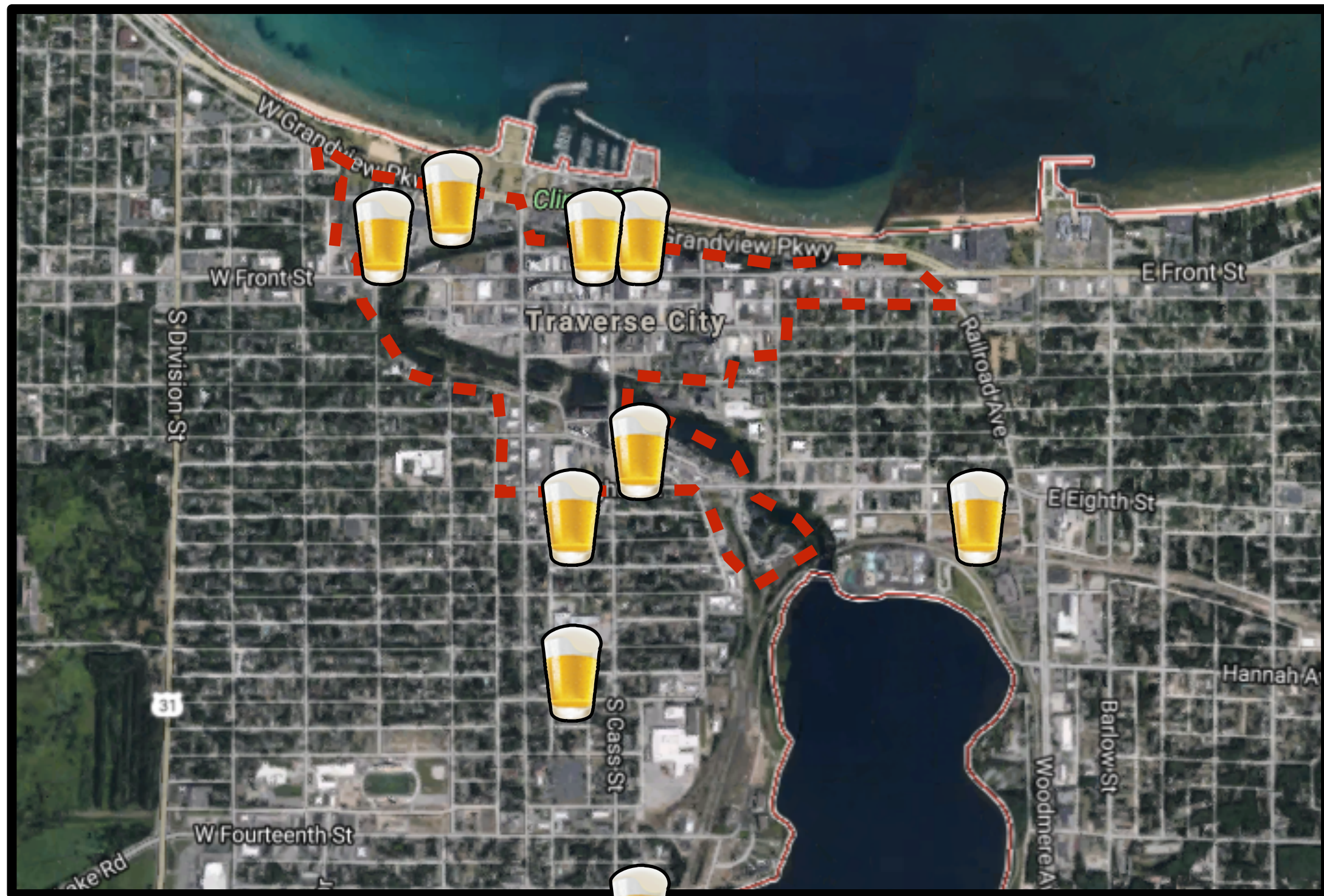
\$1B Total CBD Taxable Value

359 Total Acres

66% Taxable

\$4,219,400 taxable val/acre

30 Breweries (50) = 2,767p/b



Traverse City

15k population
144k MSA

\$260M Total CBD Taxable Value

99 Total Acres

77% Taxable

\$3,414,632 market val/acre

16 Breweries (19) = 938p/b



Asheville

83k population
417k MSA

\$1B Total CBD Taxable Value

359 Total Acres

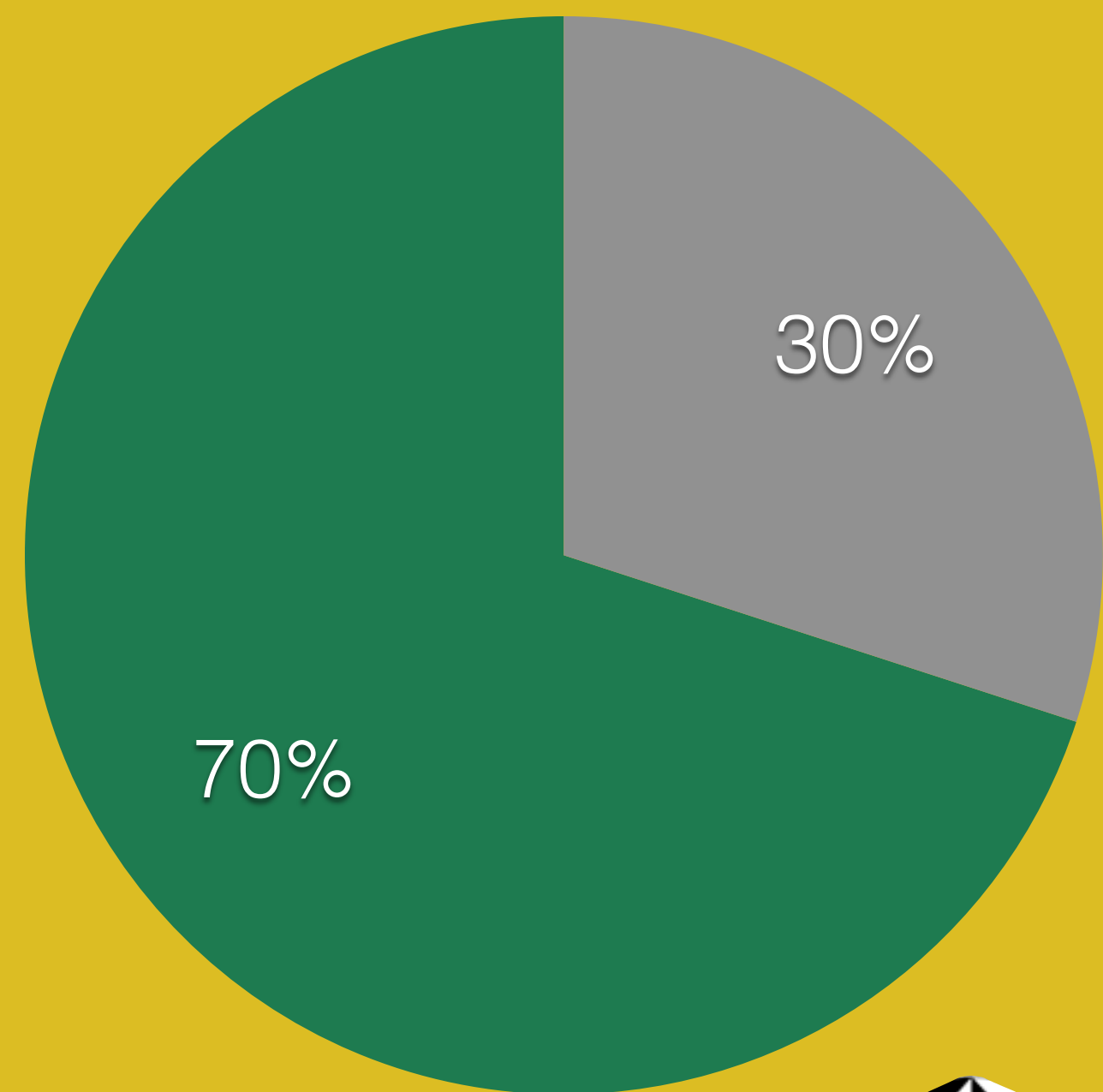
66% Taxable

\$4,219,400 taxable val/acre

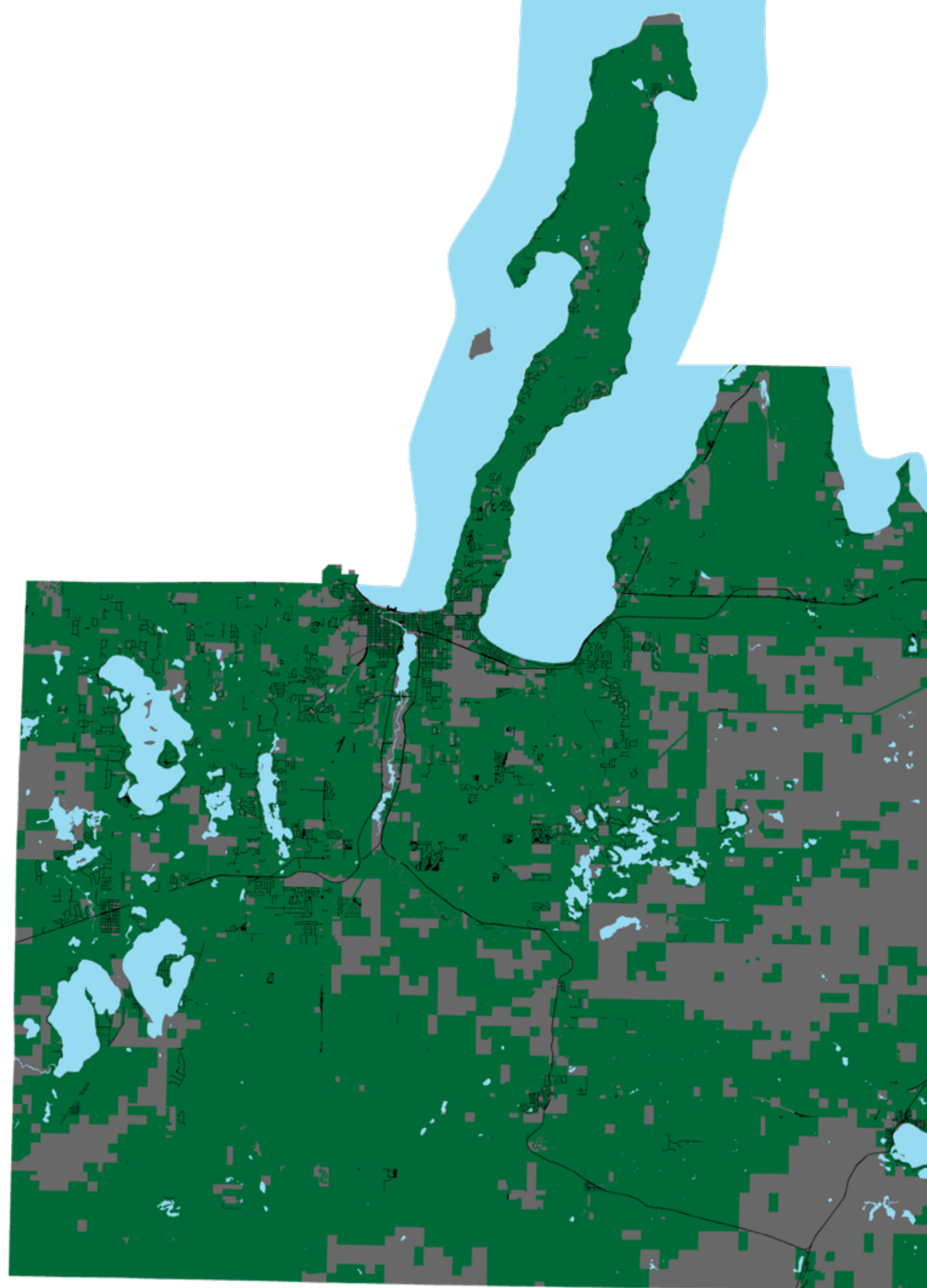
30 Breweries (50) = 2,767p/b

Taxable Versus NonTaxable

Grand Traverse County, MI

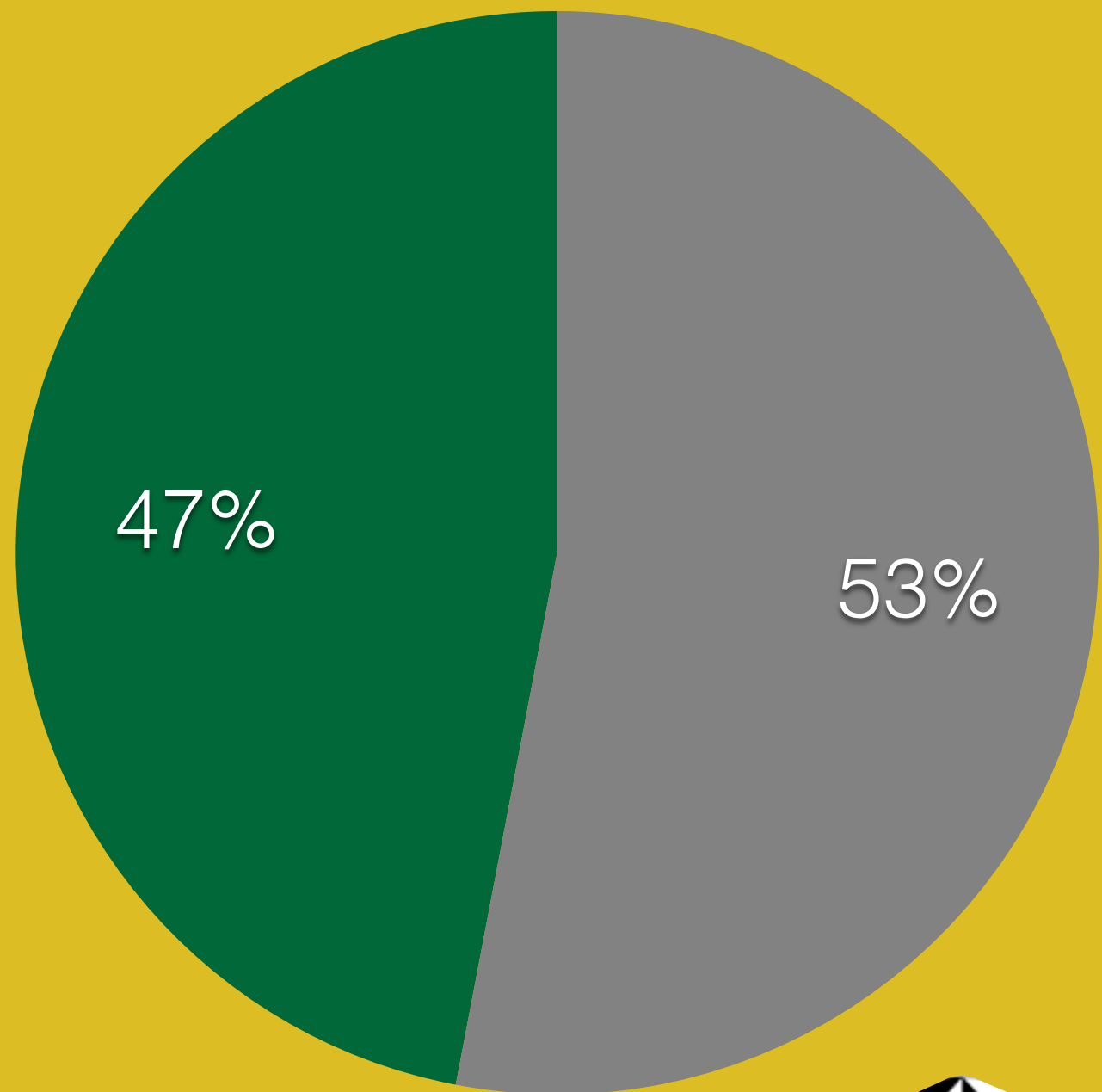


- Exempt
- Taxable

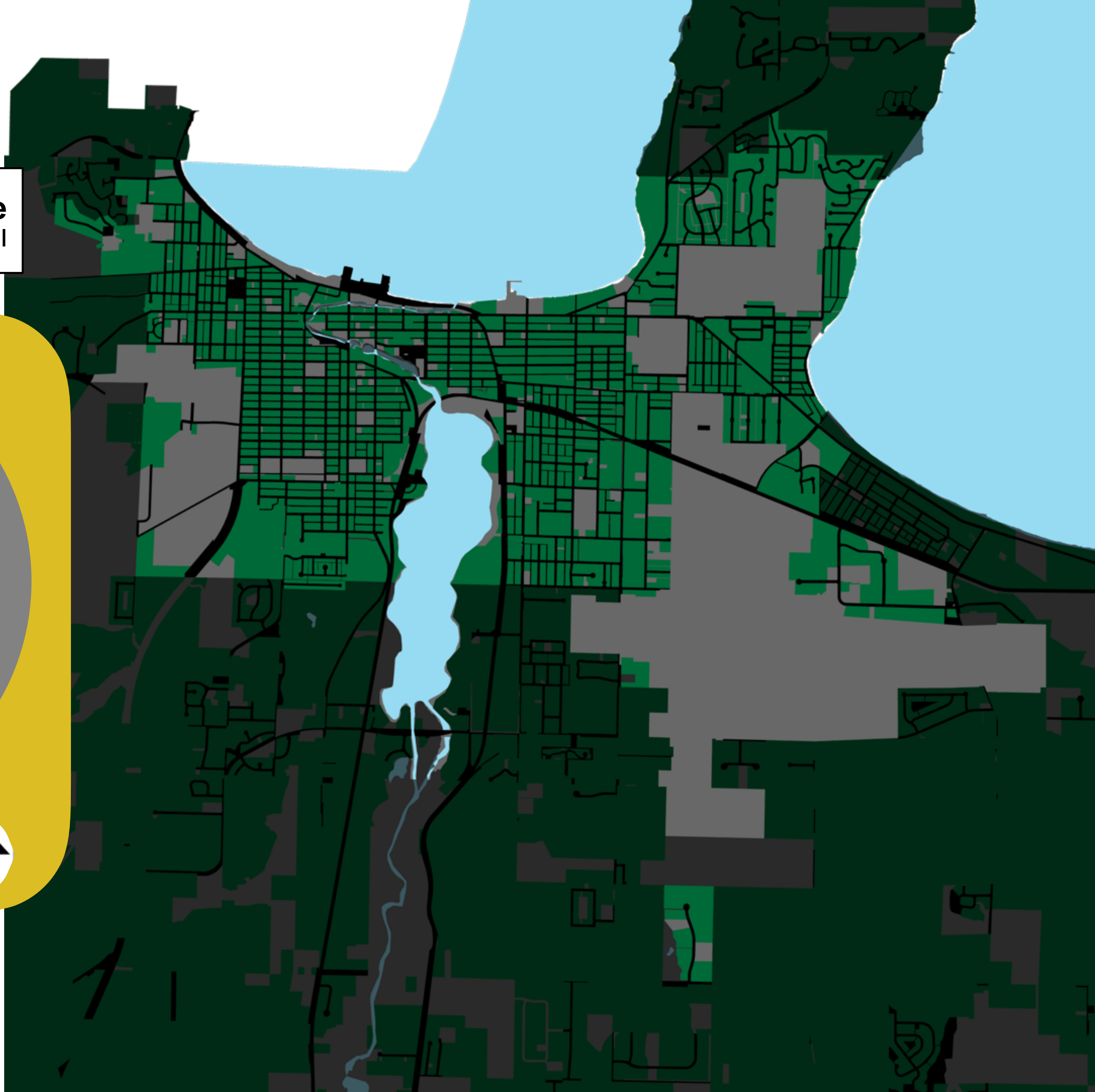


Taxable Versus NonTaxable

Traverse City, MI

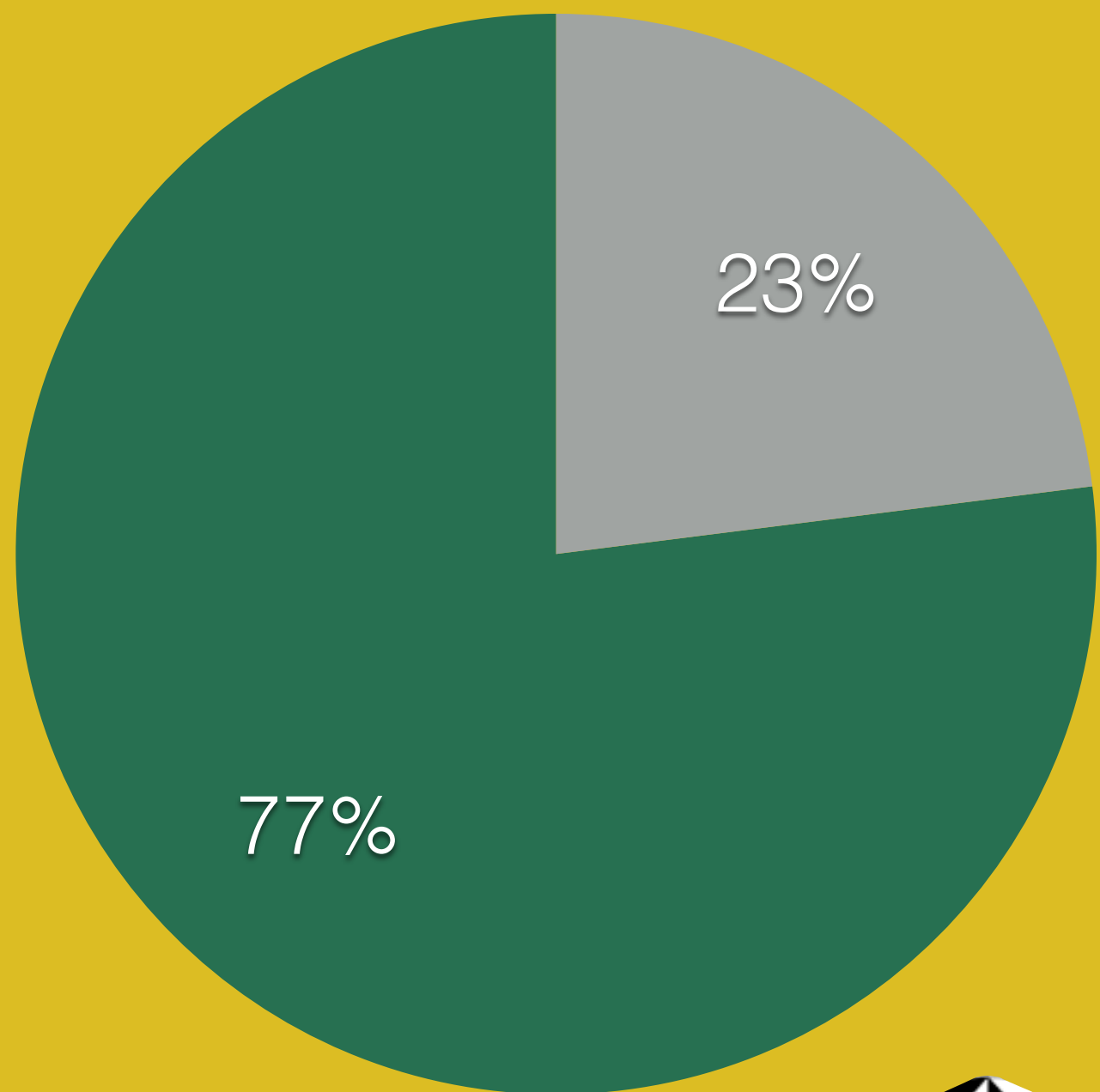


- Exempt
- Taxable



Taxable Versus NonTaxable

Downtown Traverse City, MI

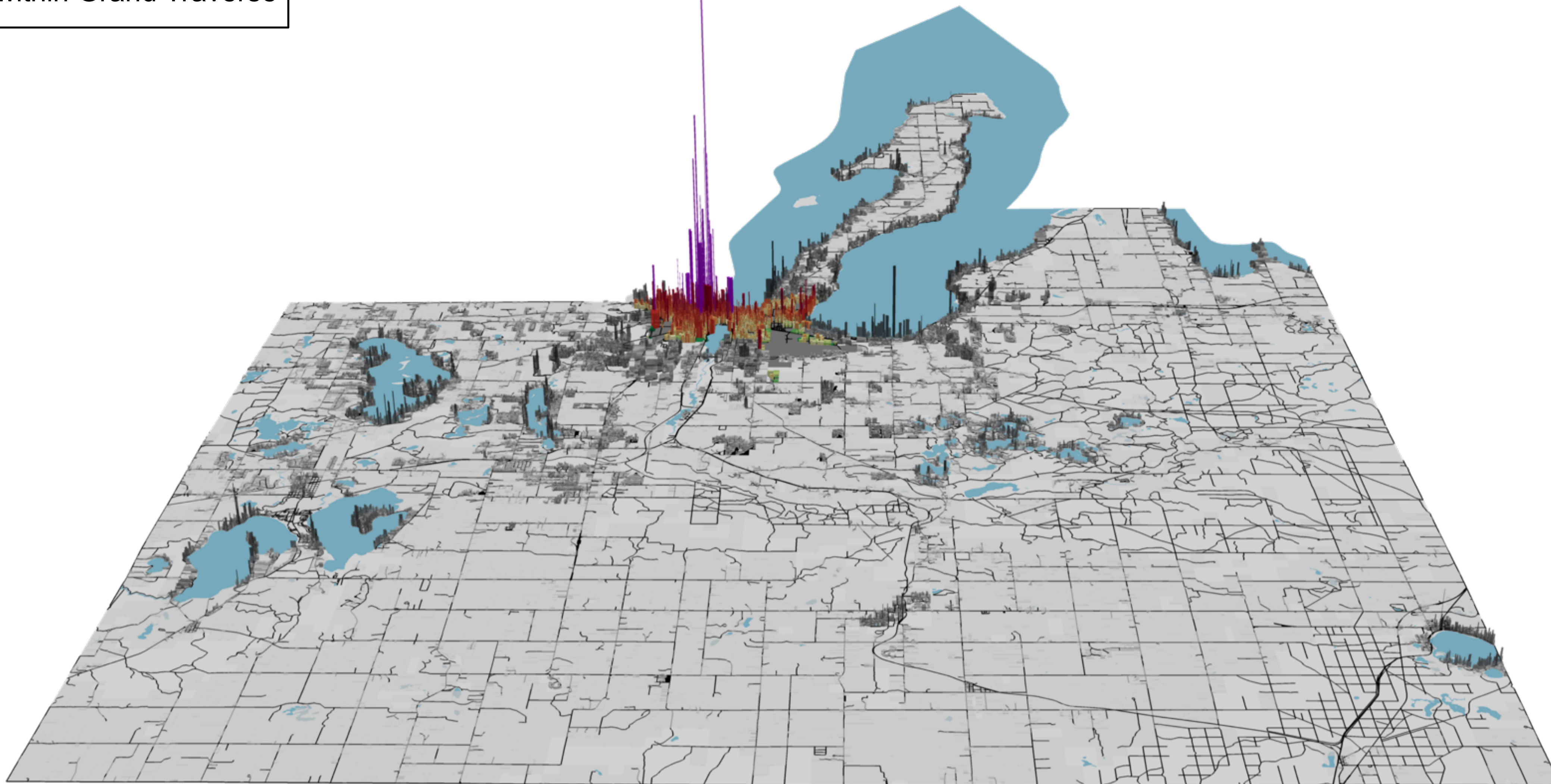


- Exempt
- Taxable



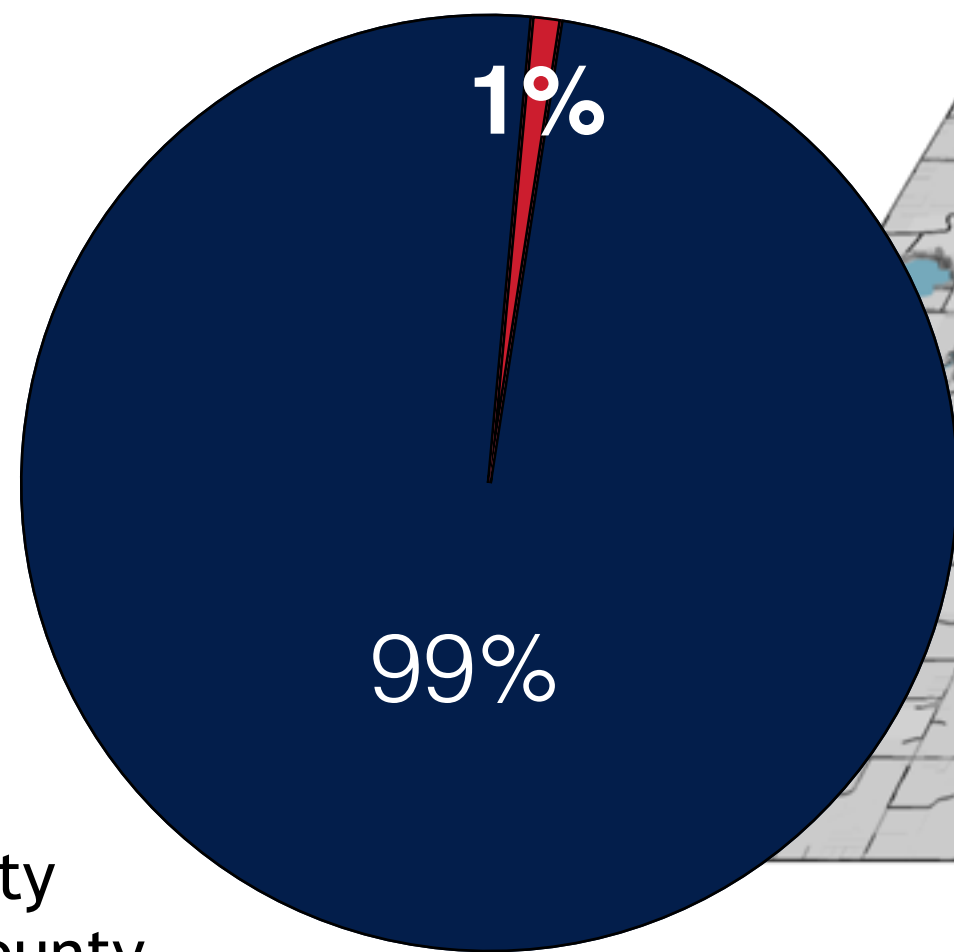
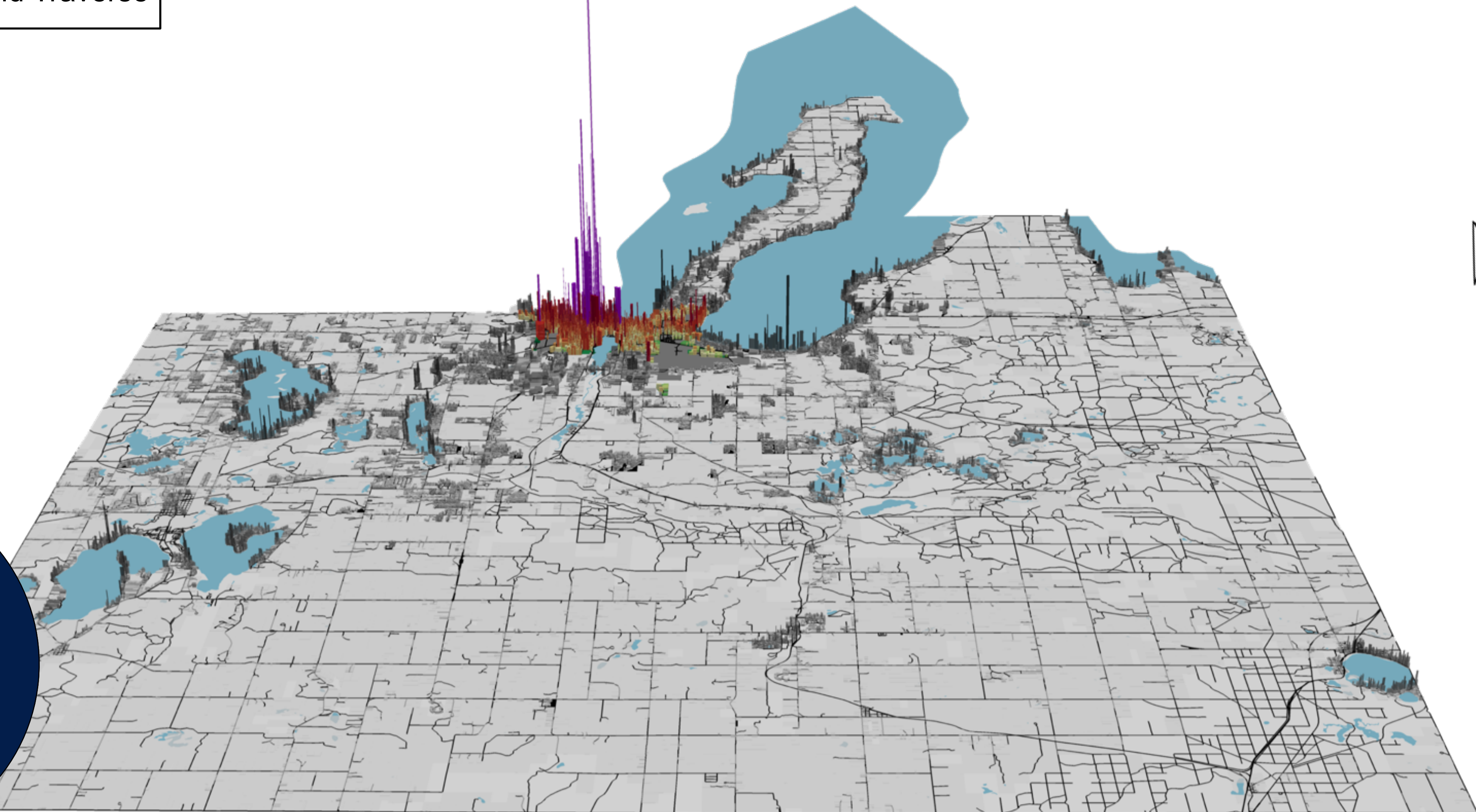
Comparative Impact

Traverse City within Grand Traverse



Comparative Impact

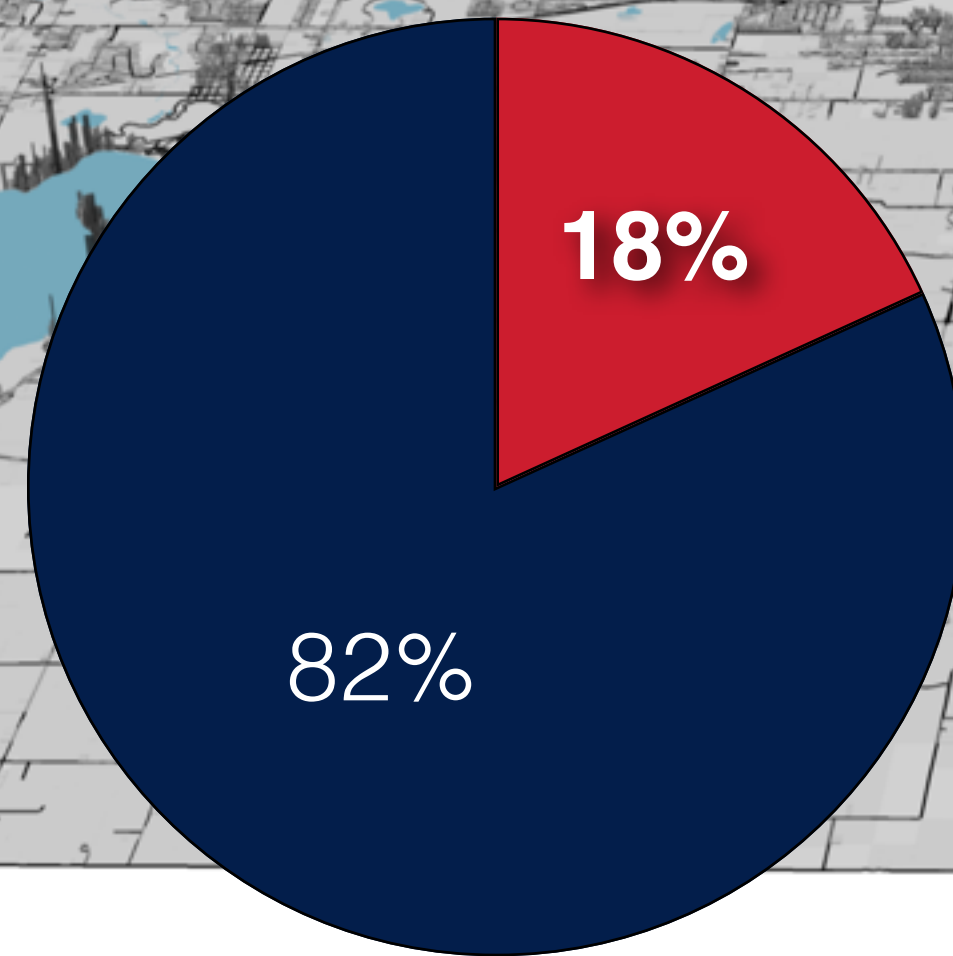
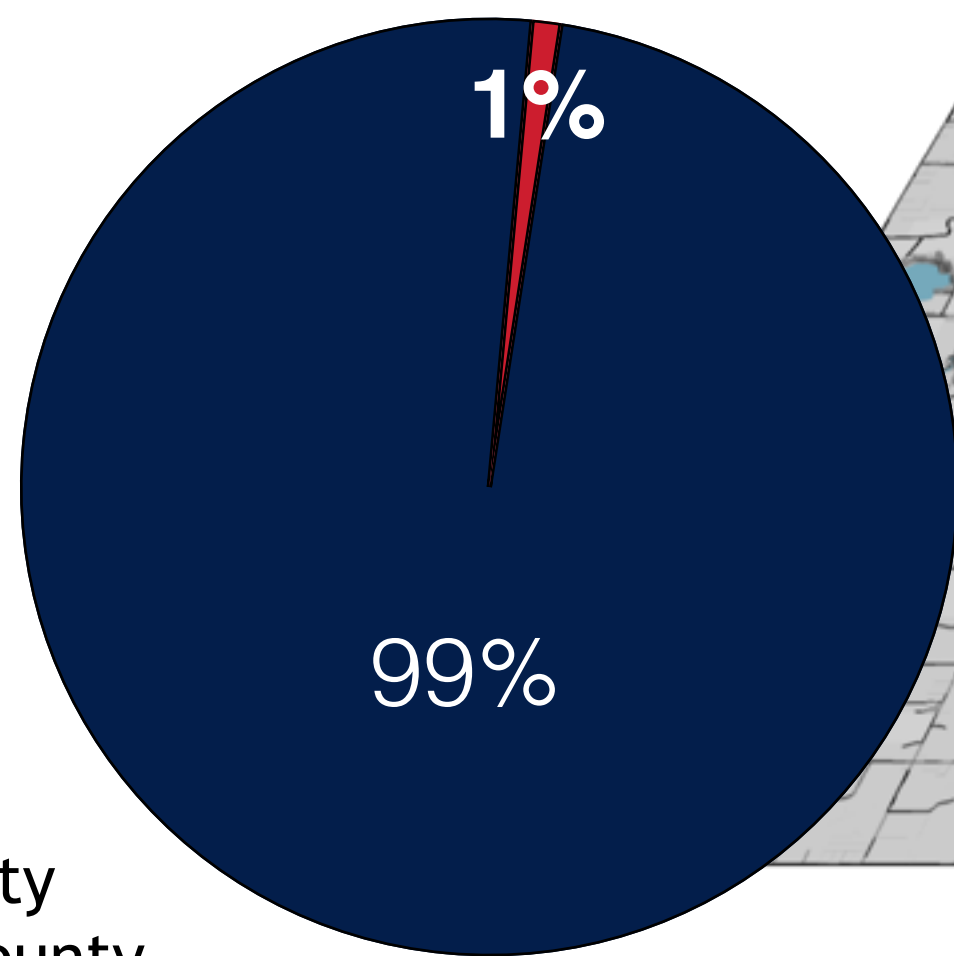
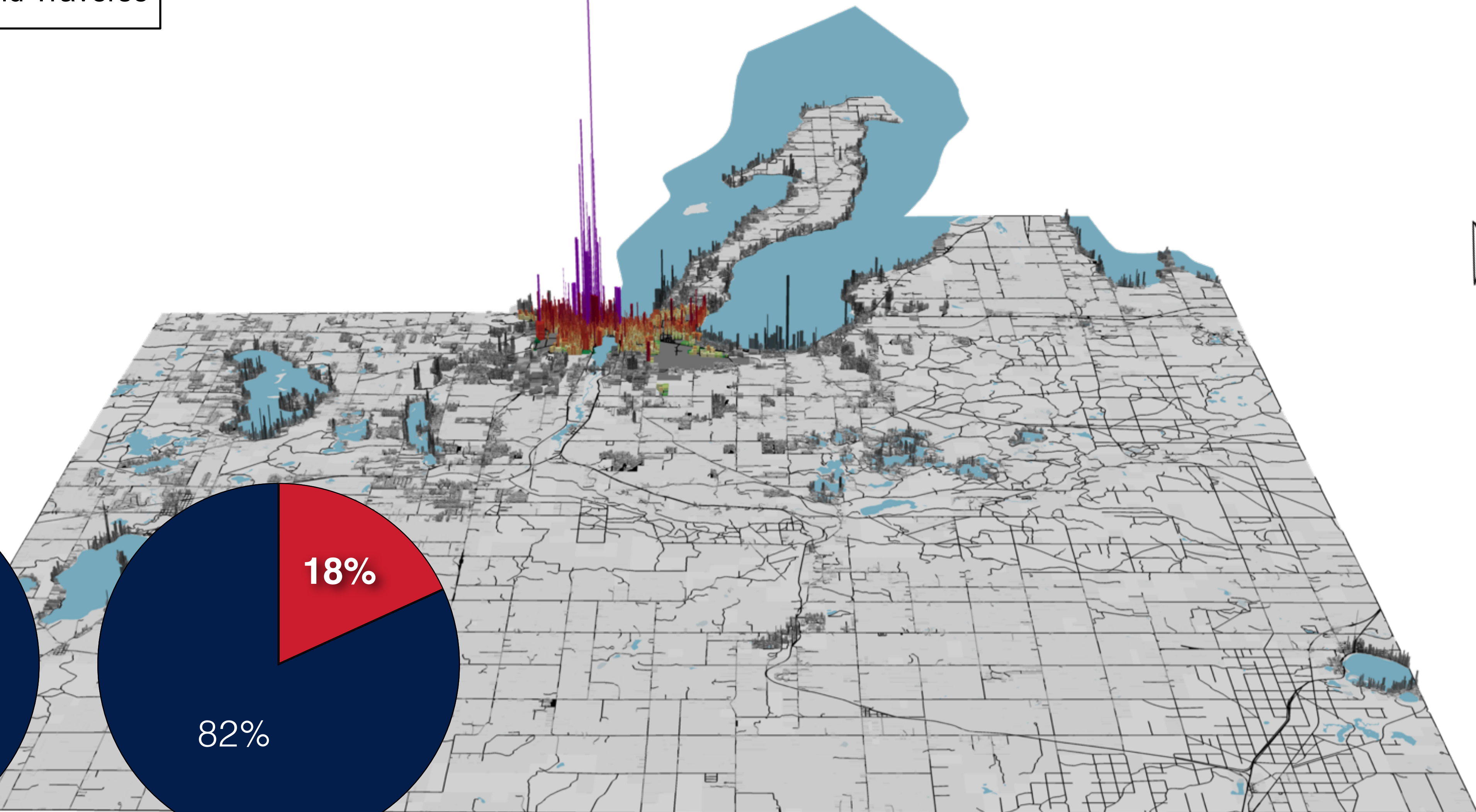
Traverse City within Grand Traverse



County Area

Comparative Impact

Traverse City within Grand Traverse



County Area

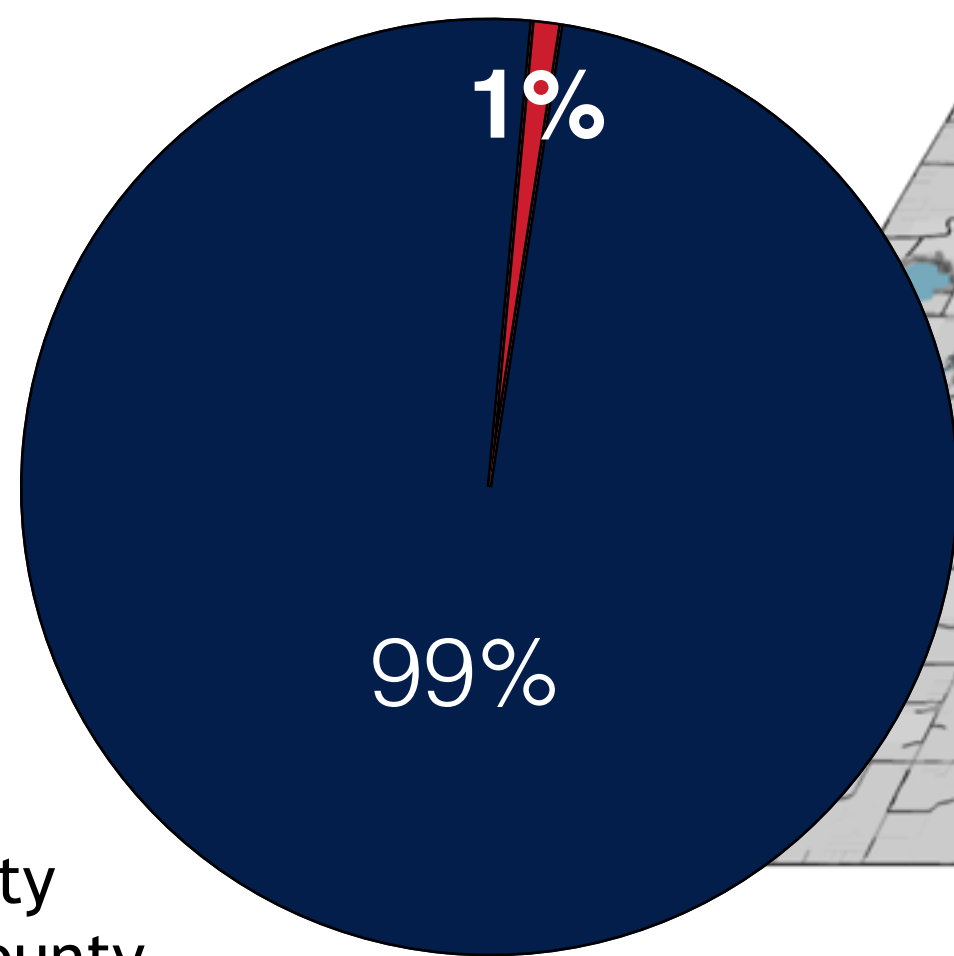
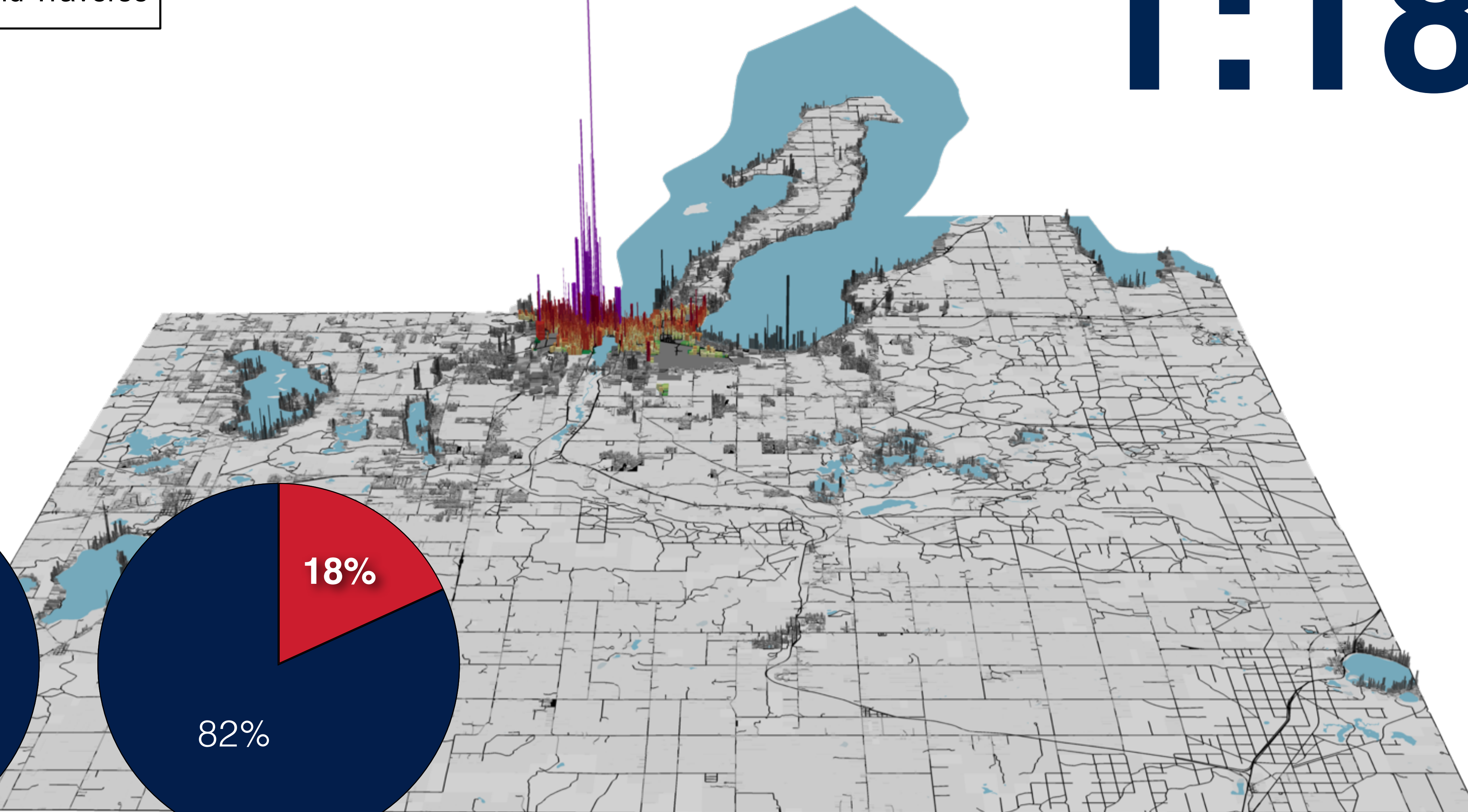
County Property Value

- City
- County

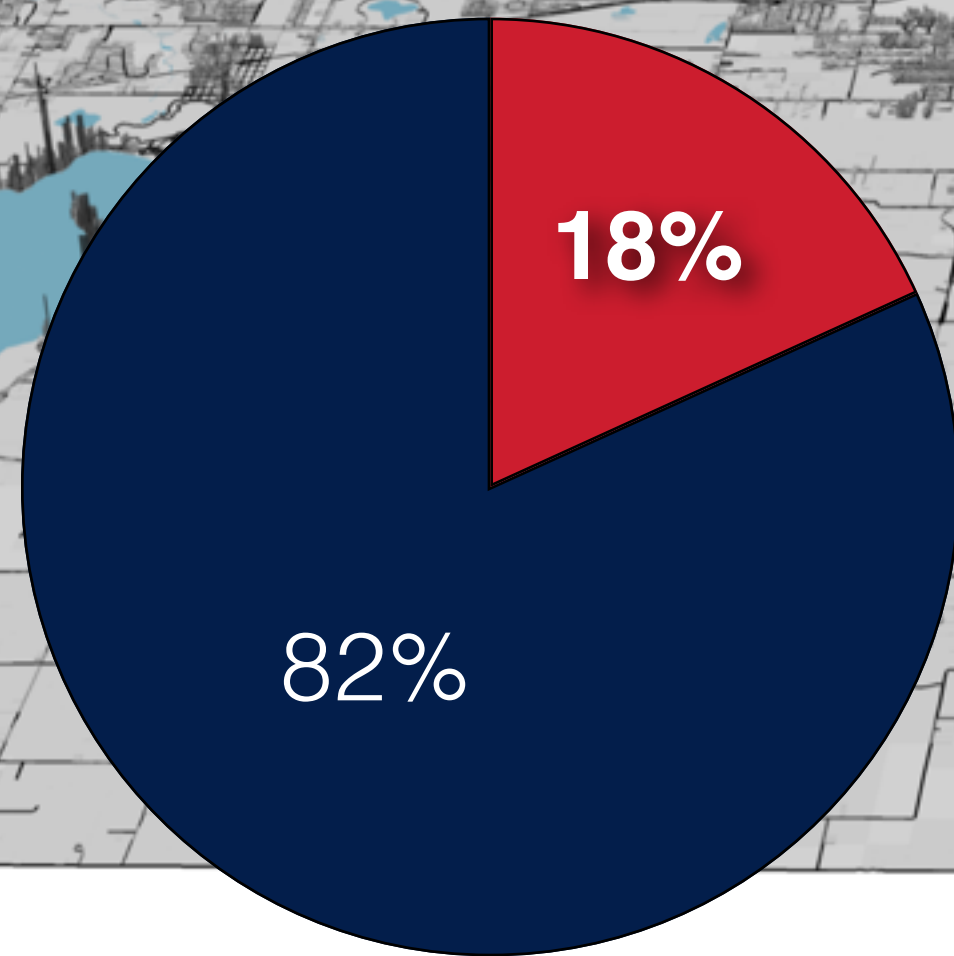
Comparative Impact

Traverse City within Grand Traverse

1:18



County Area

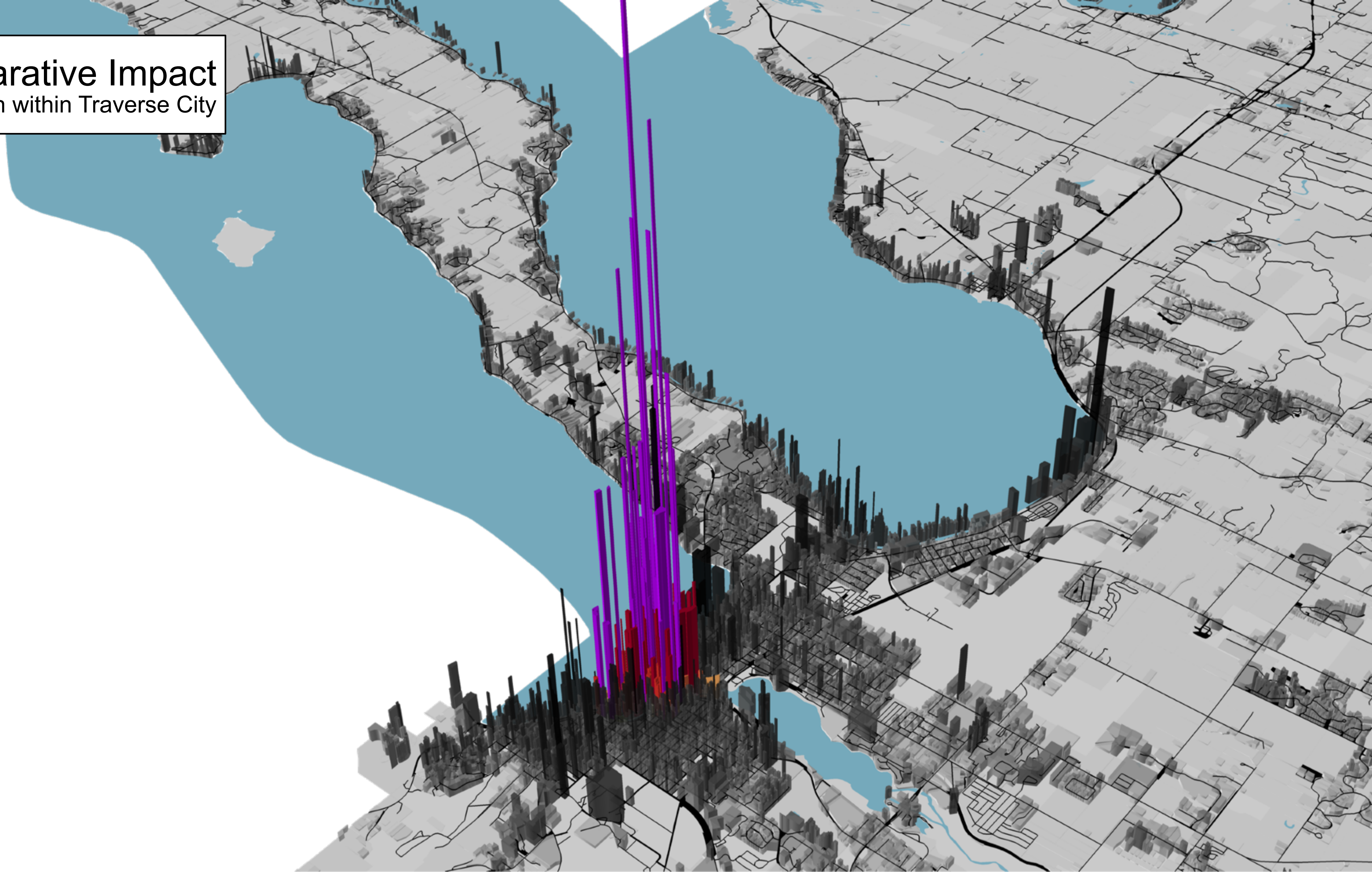


County Property Value

- City
- County

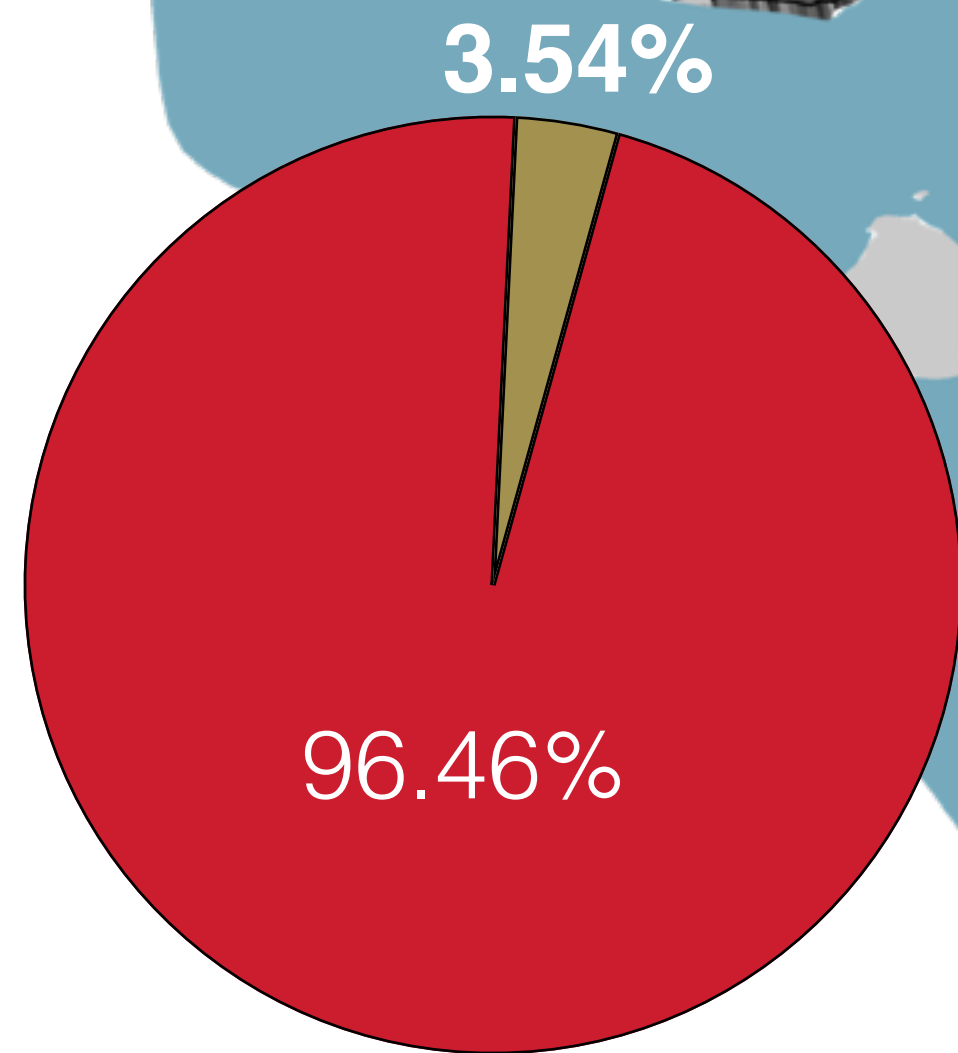
Comparative Impact

Downtown within Traverse City



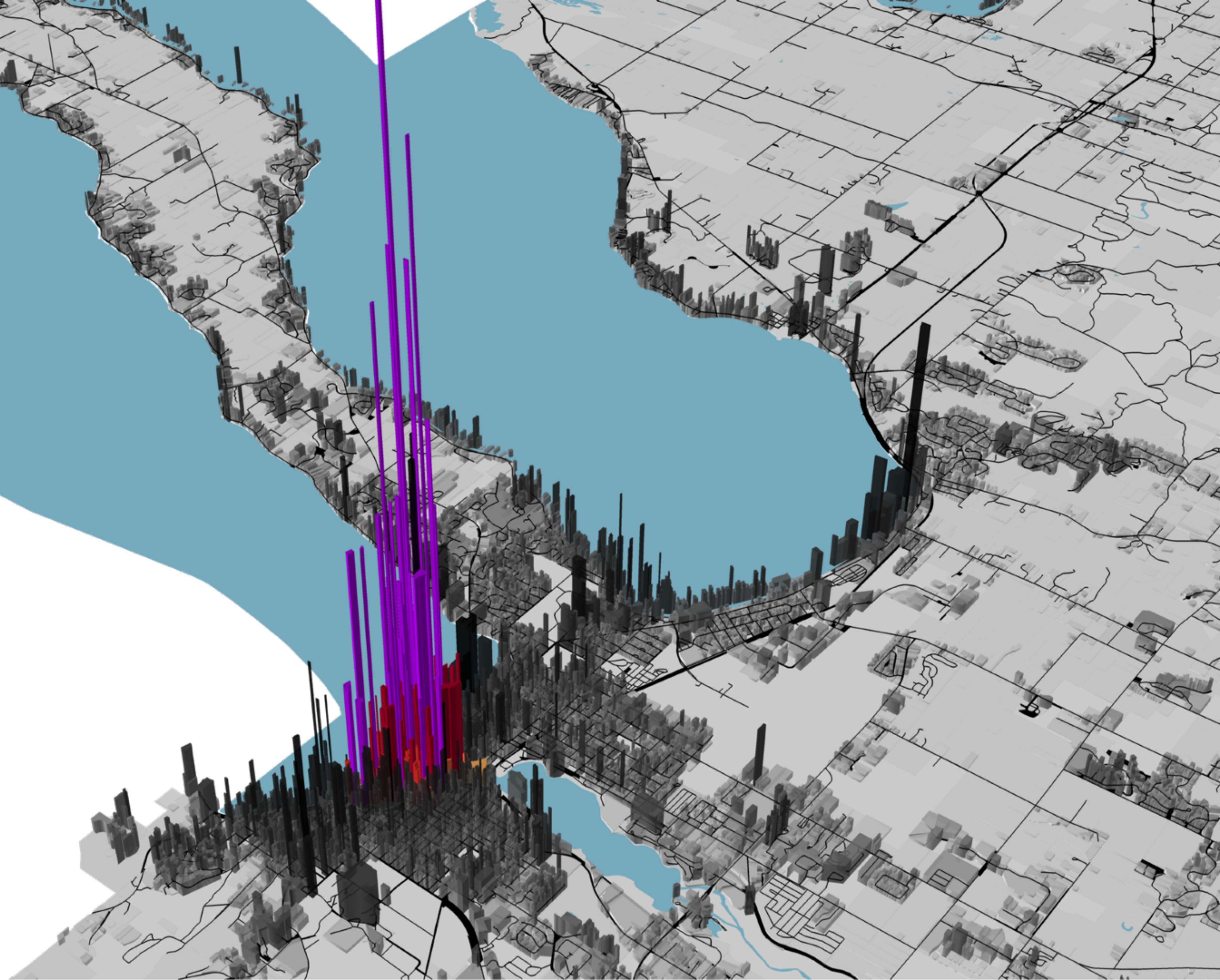
Comparative Impact

Downtown within Traverse City



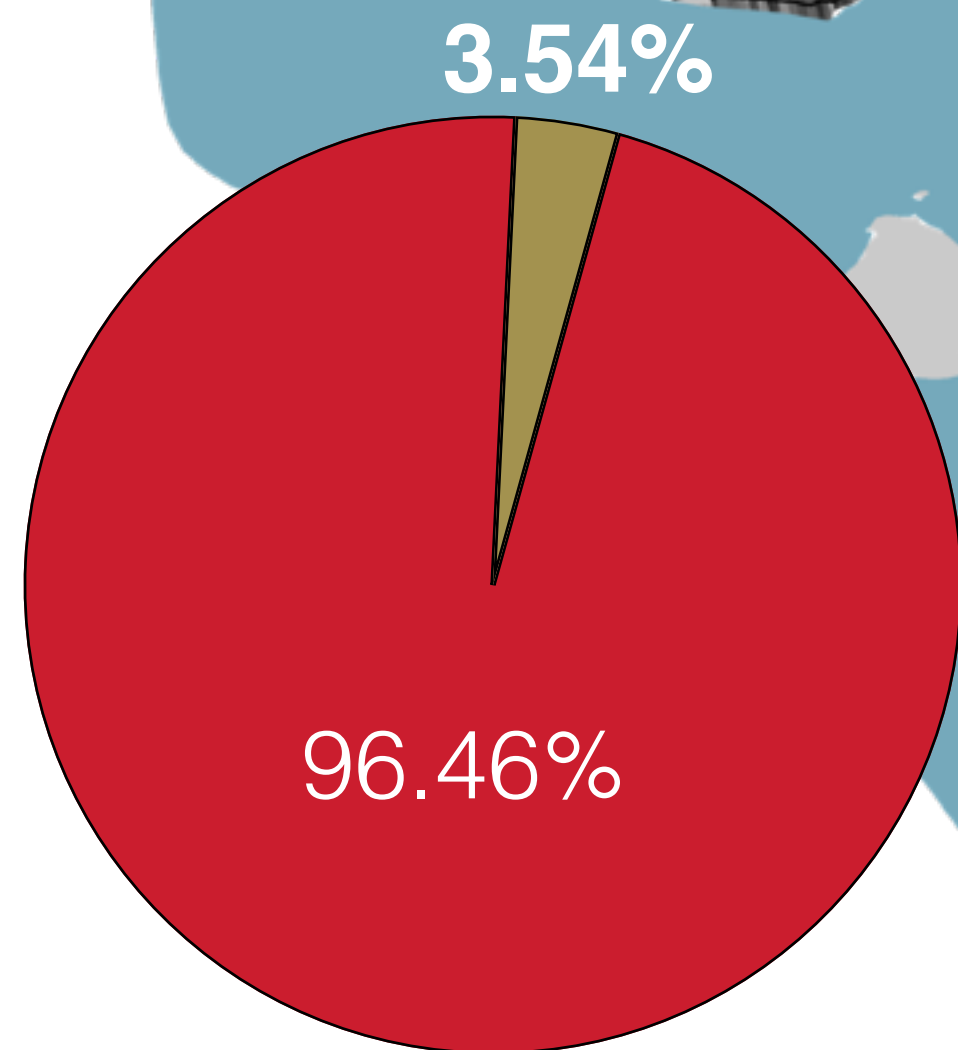
City Area

-  Downtown
-  City



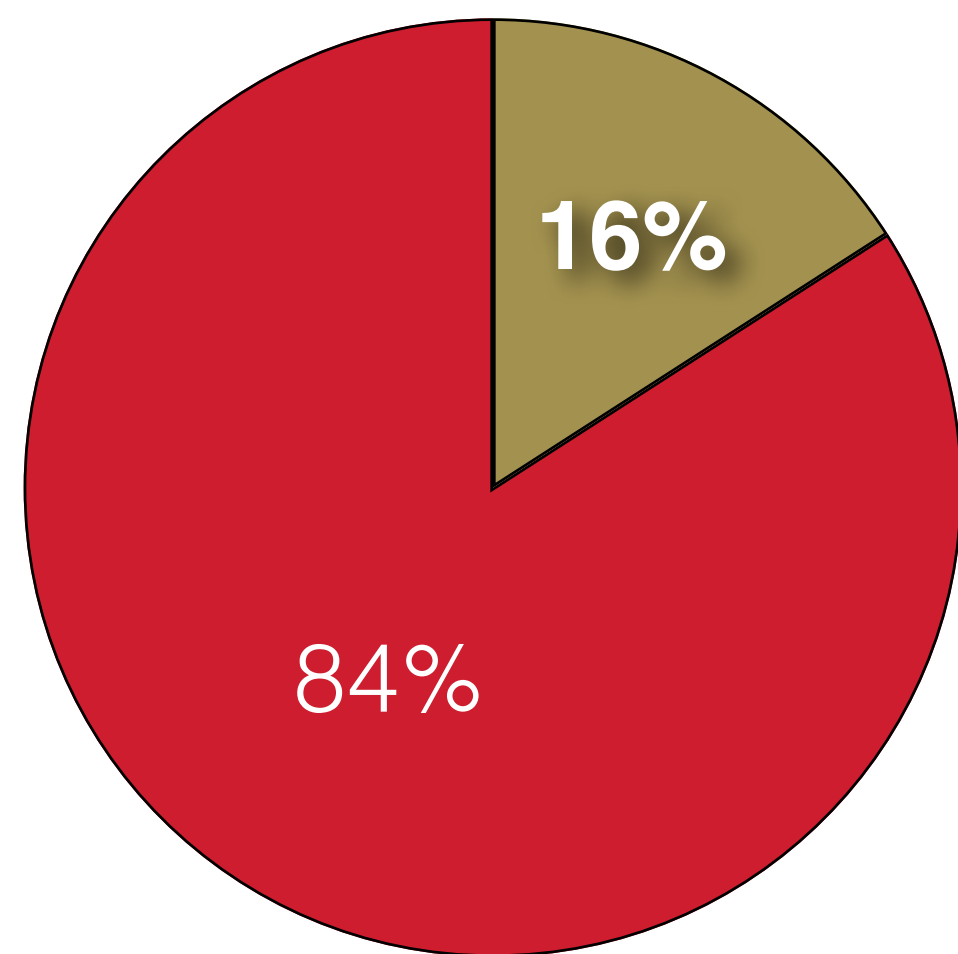
Comparative Impact

Downtown within Traverse City

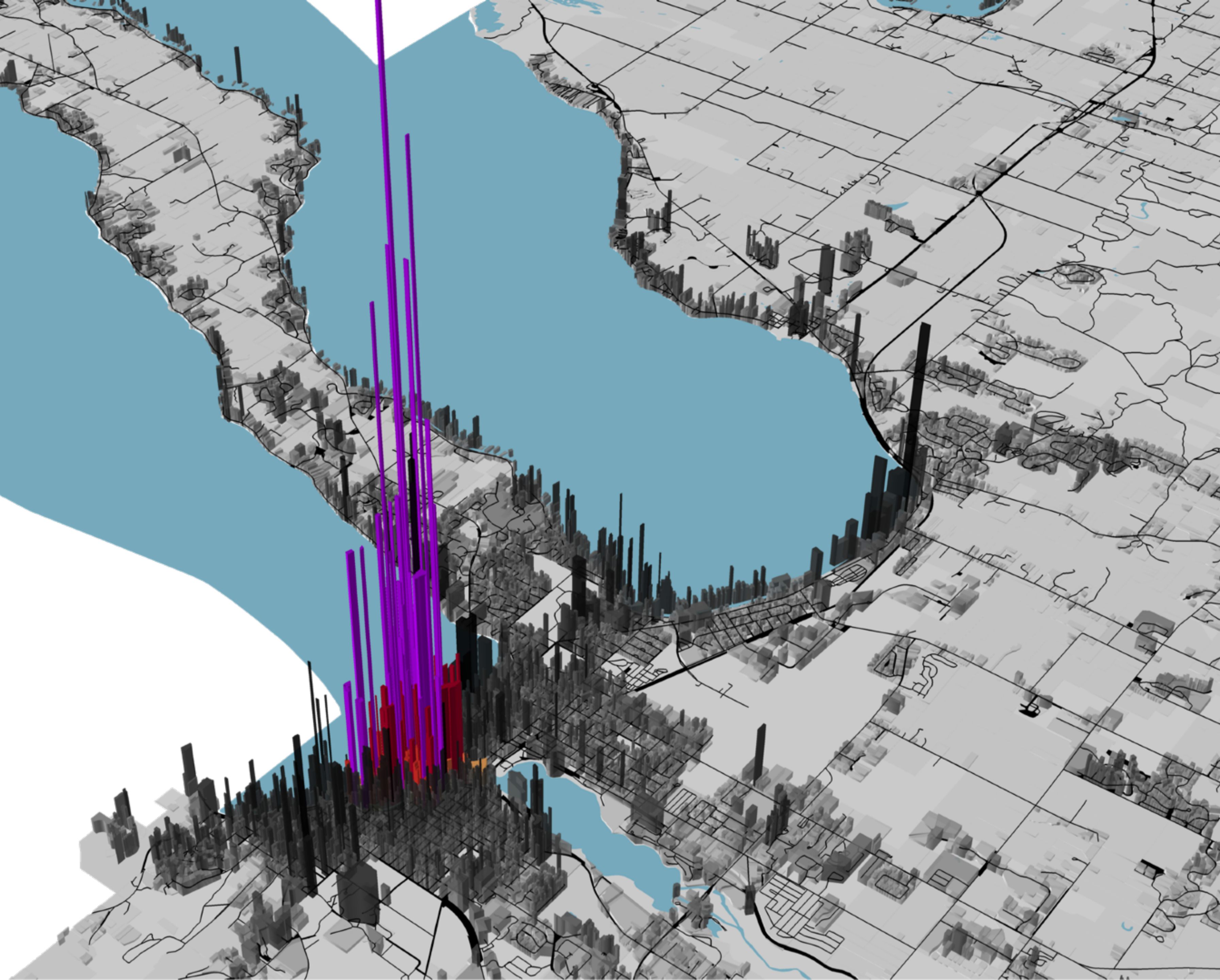


City Area

-  Downtown
-  City



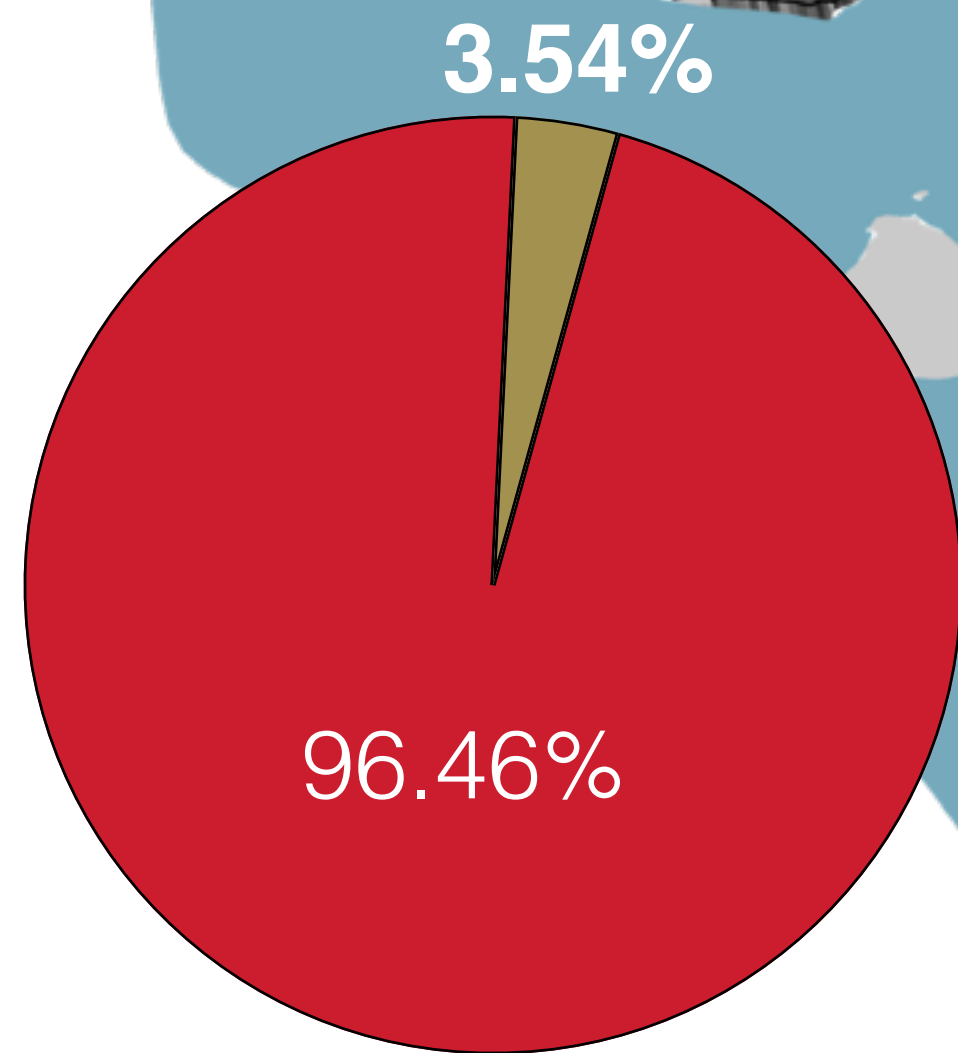
City Property Value



Comparative Impact

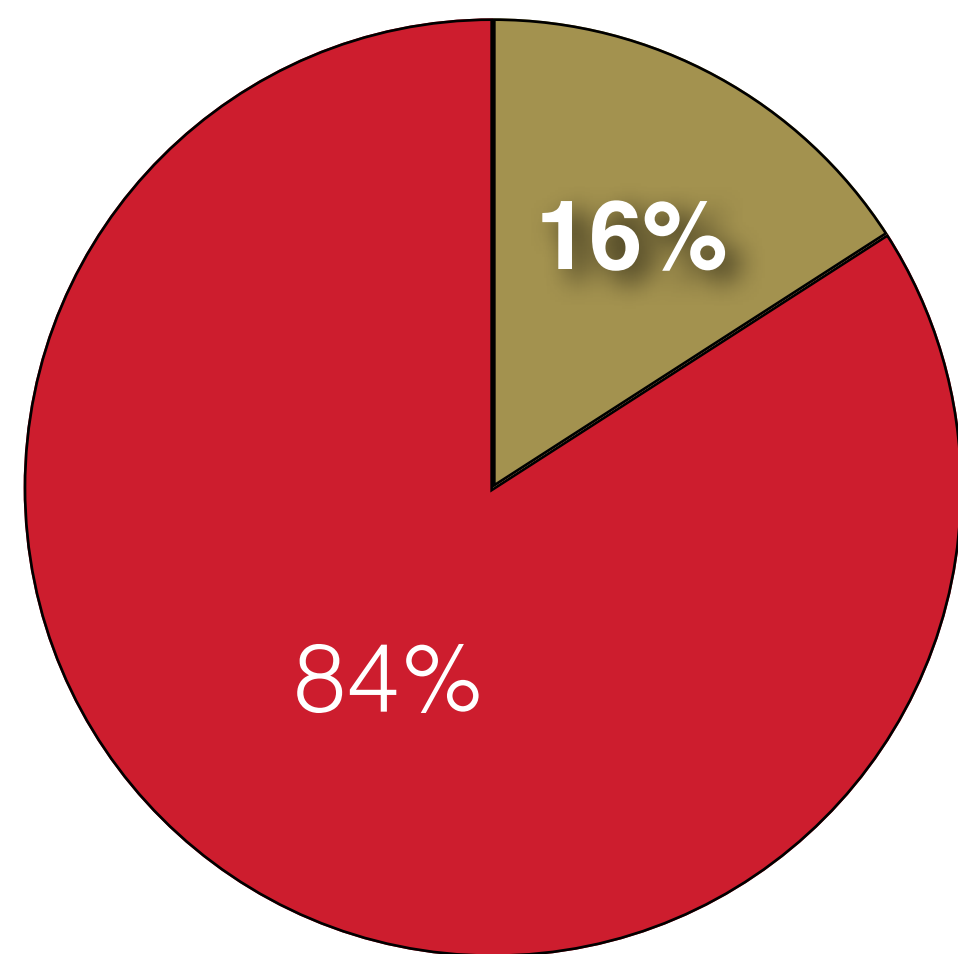
Downtown within Traverse City

1:4.6

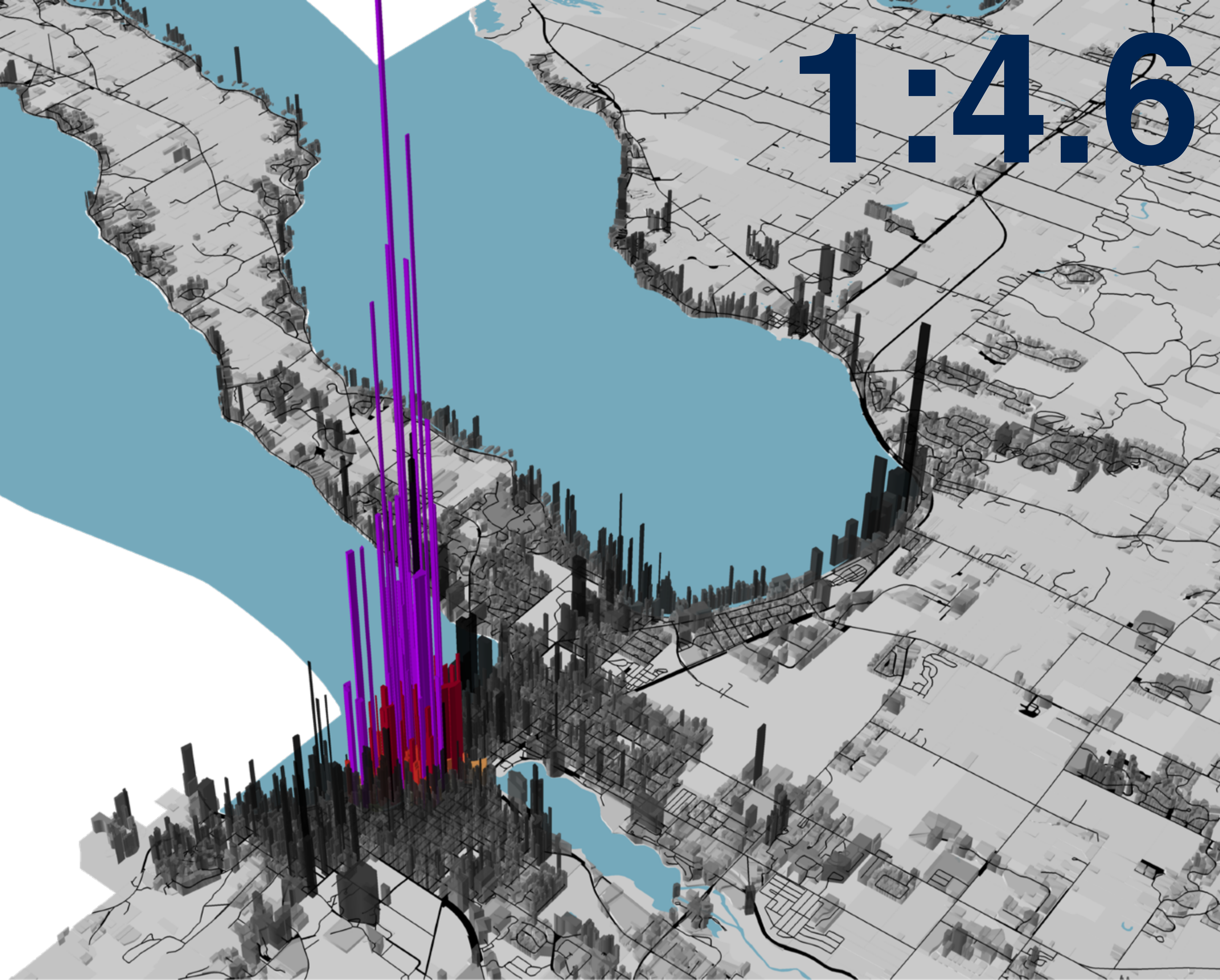


City Area

- Downtown
- City

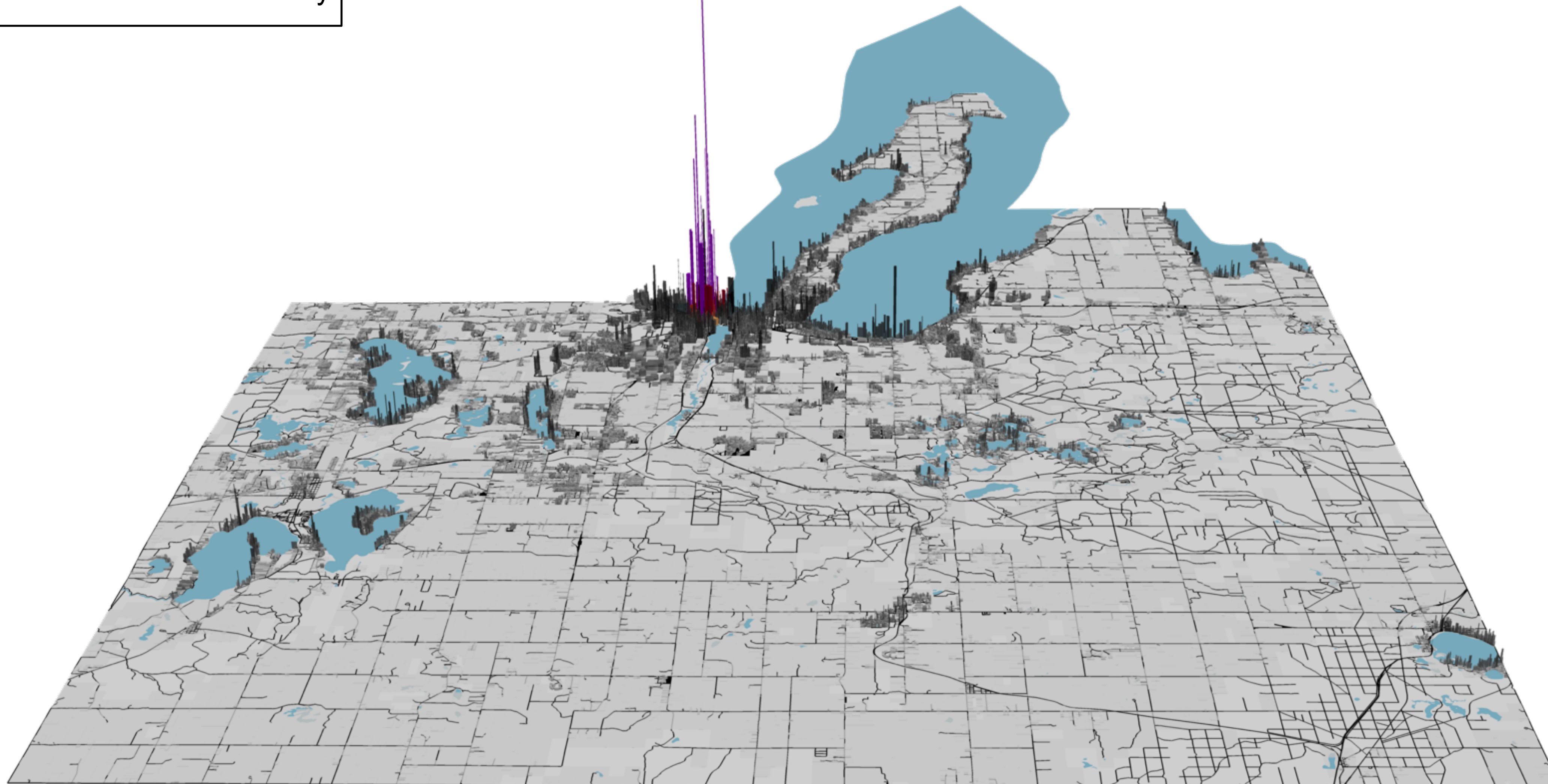


City Property Value



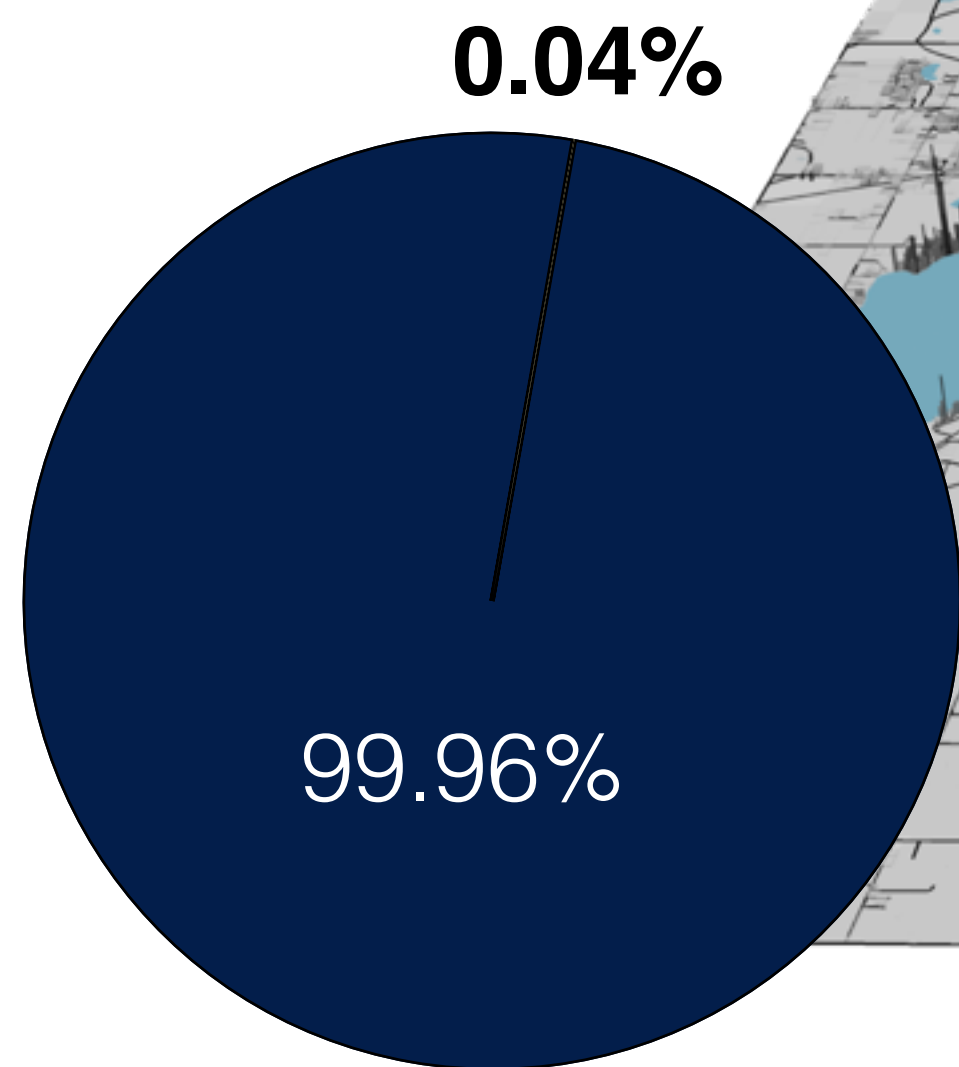
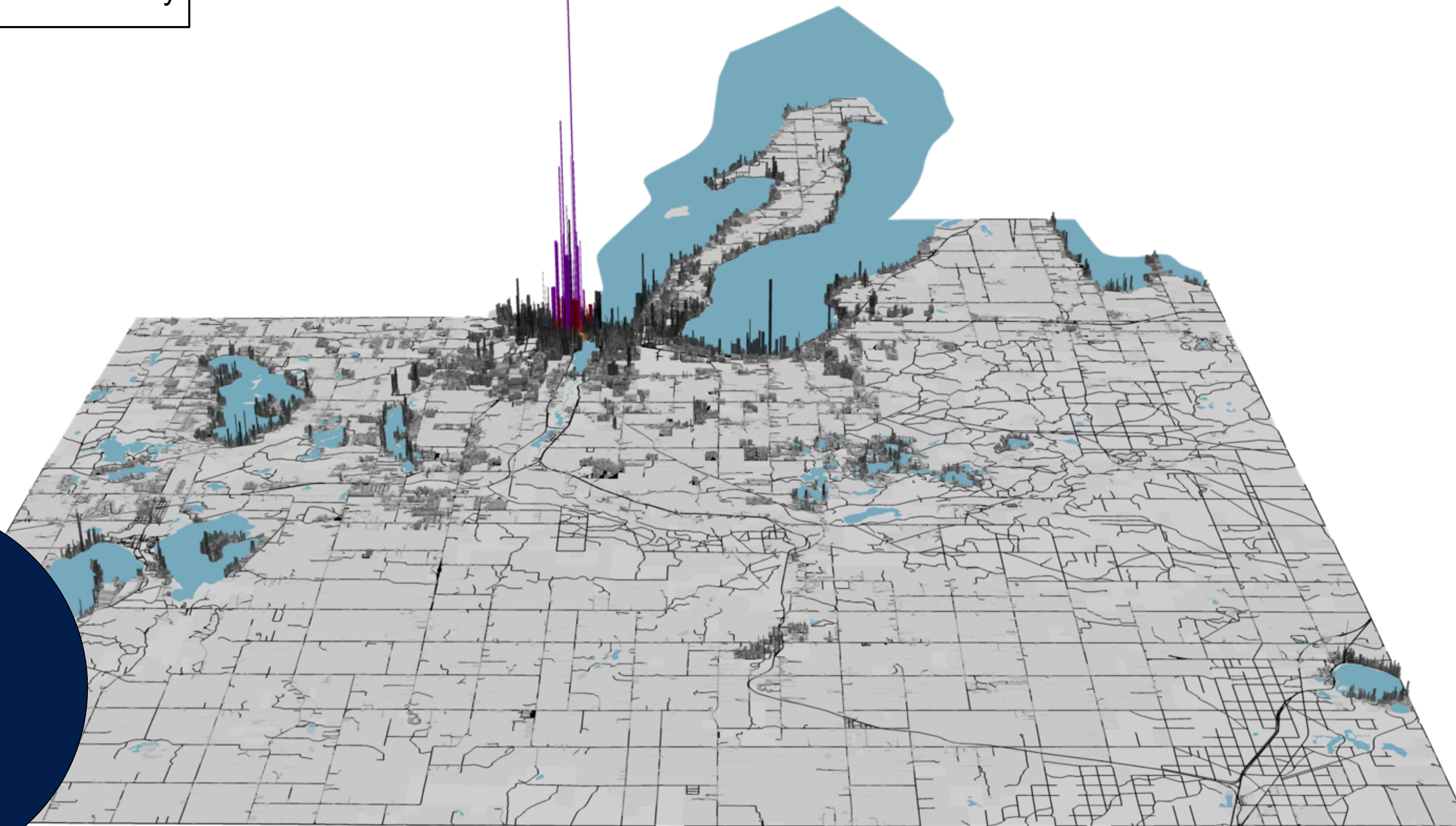
Comparative Impact

Downtown within Grand Traverse County



Comparative Impact

Downtown within Grand Traverse County

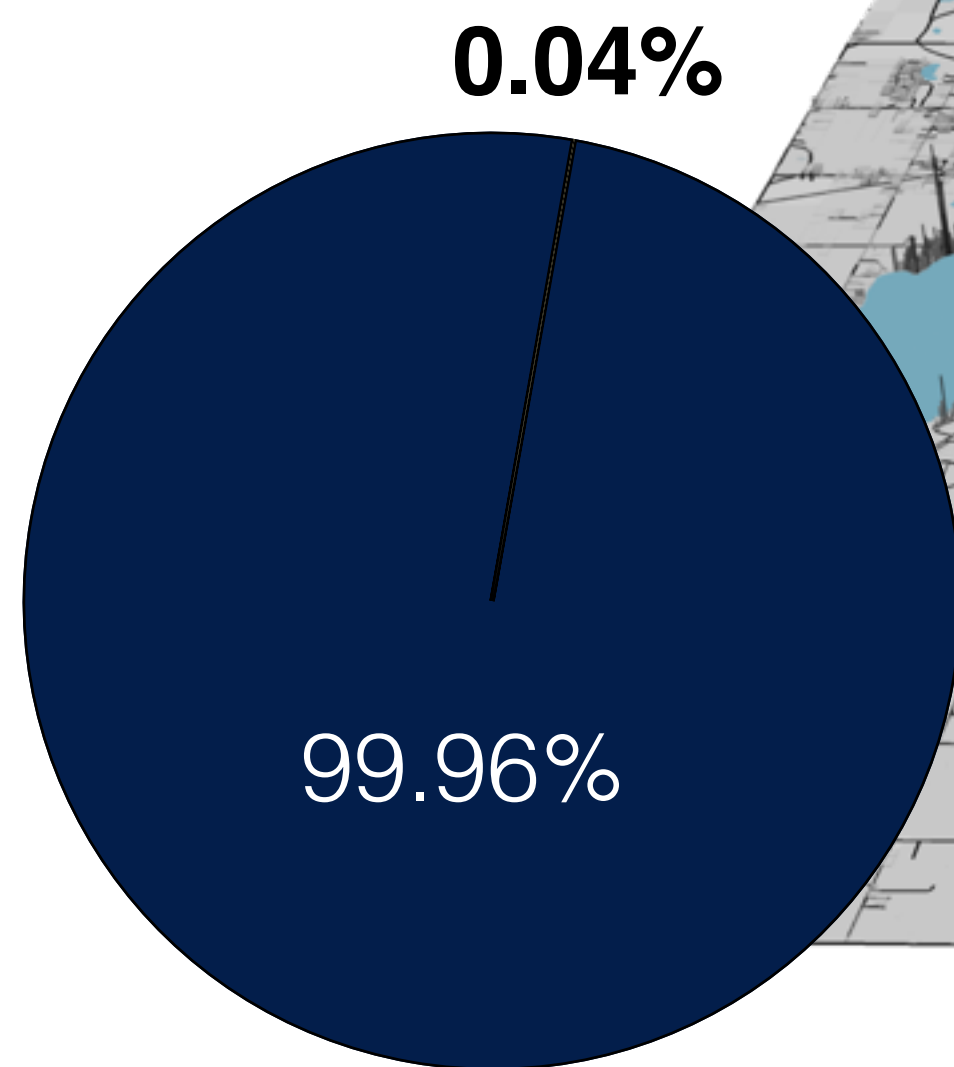
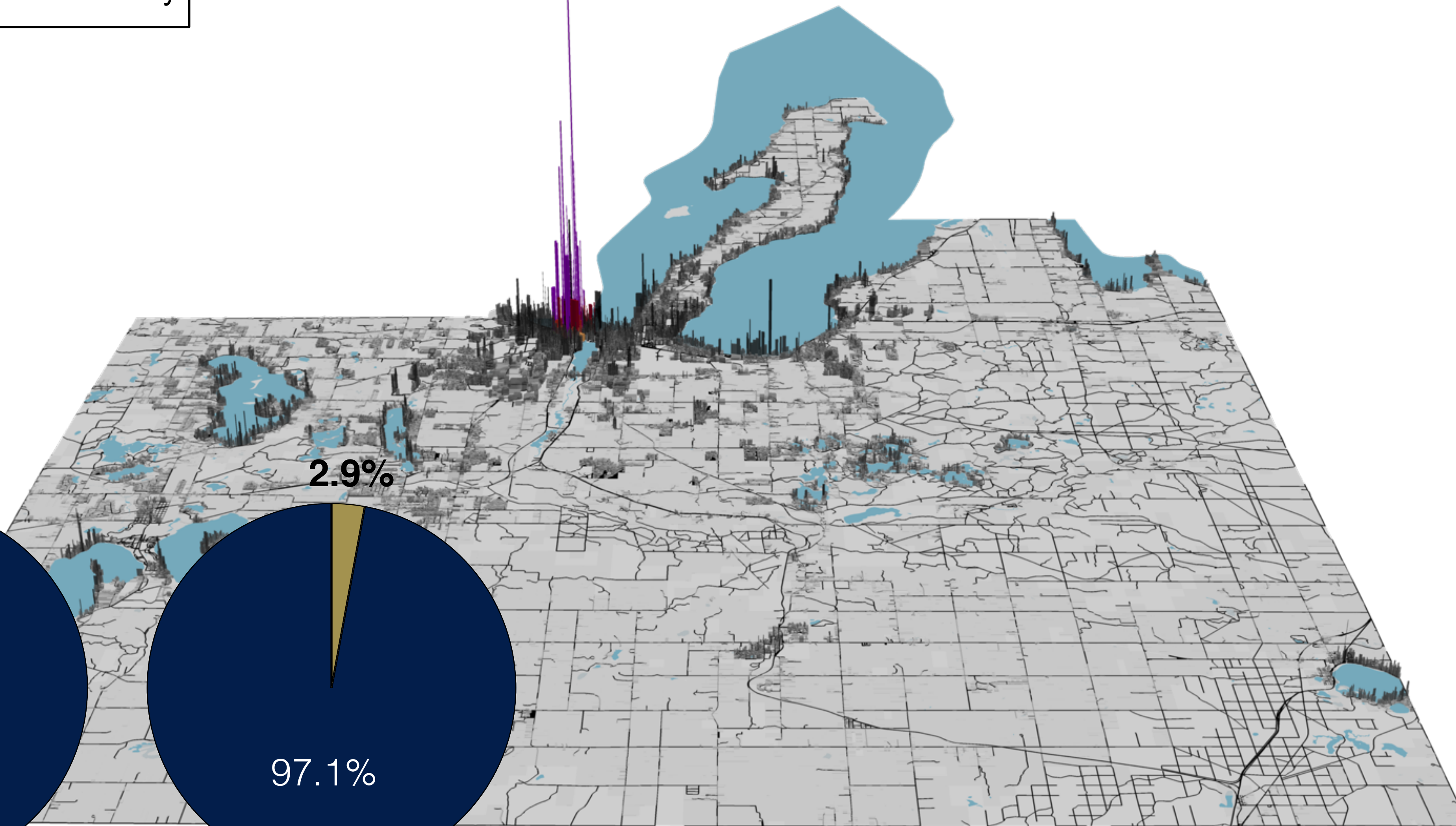


-  Downtown
-  County

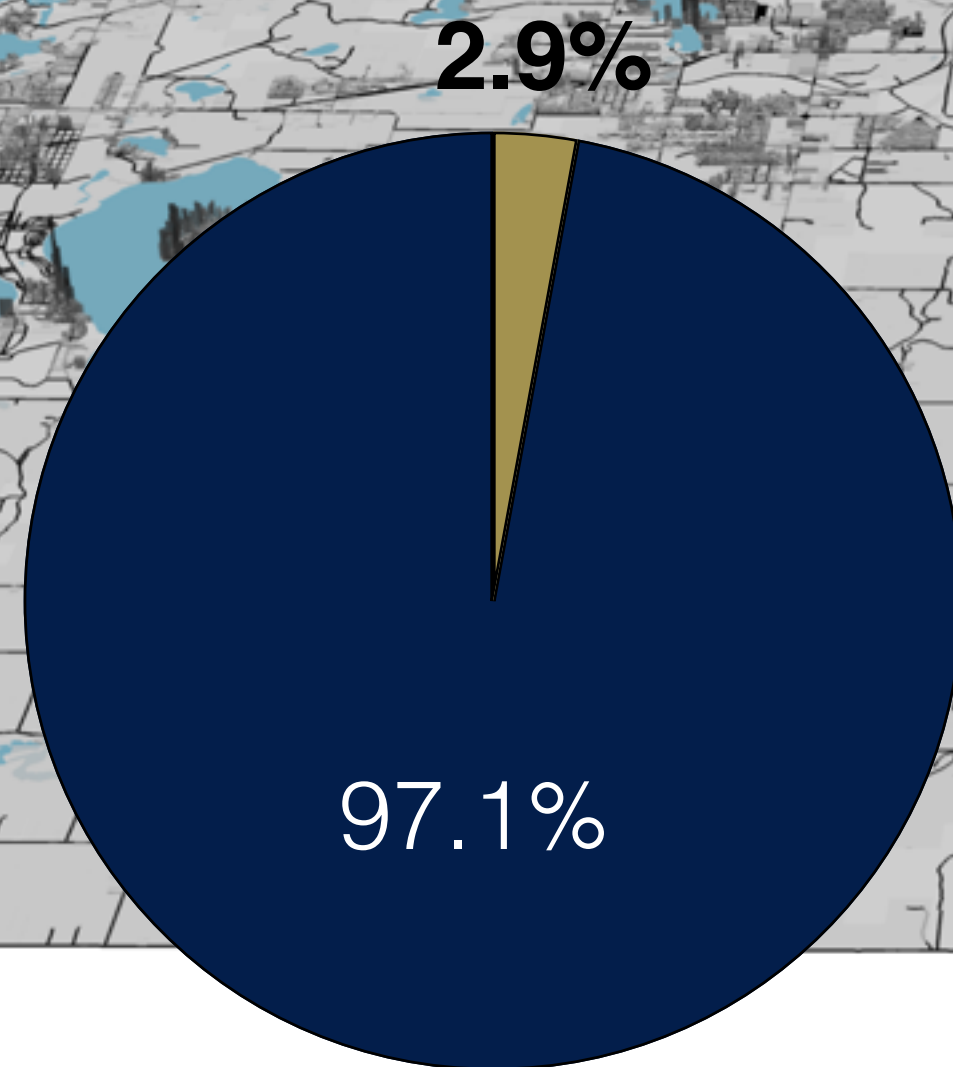
County Area

Comparative Impact

Downtown within Grand Traverse County



County Area



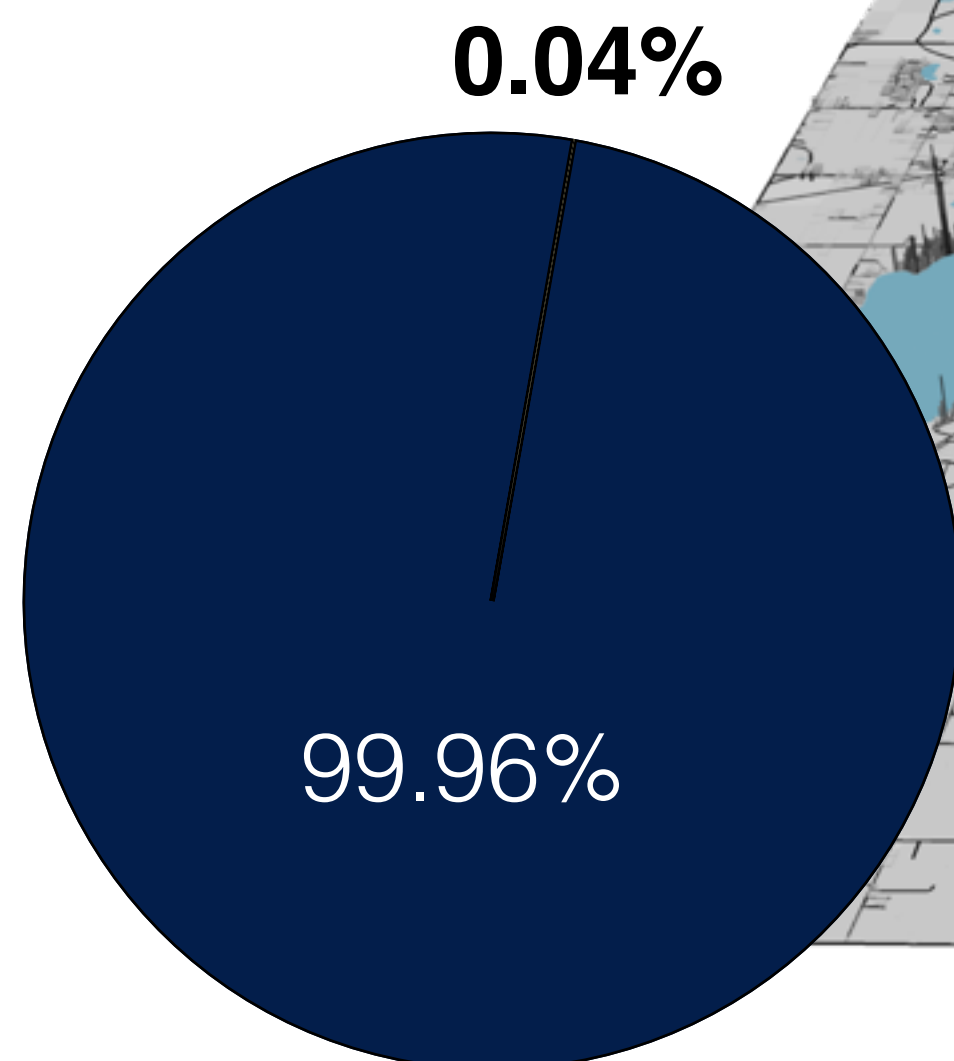
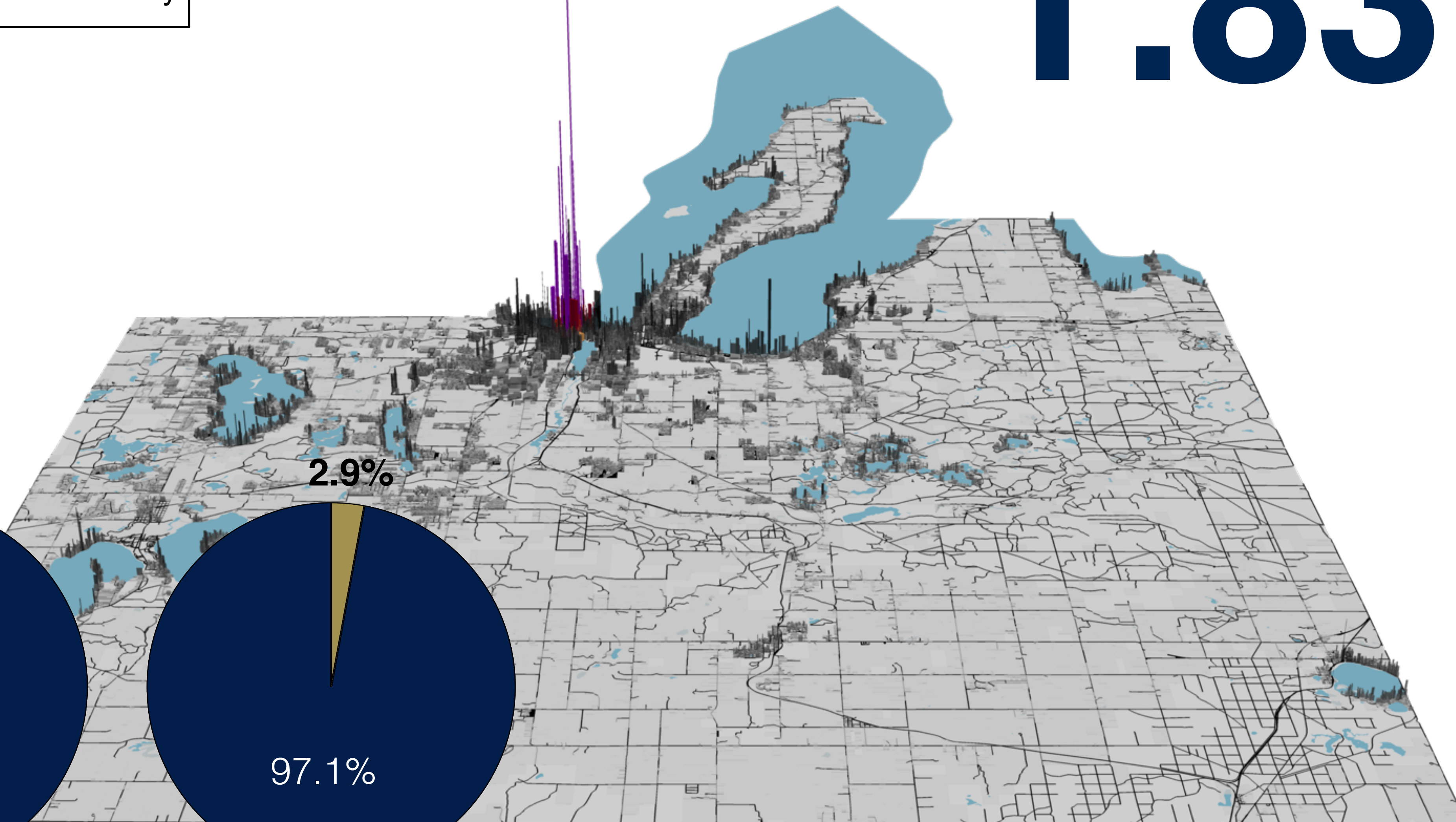
County Property Value

- Downtown
- County

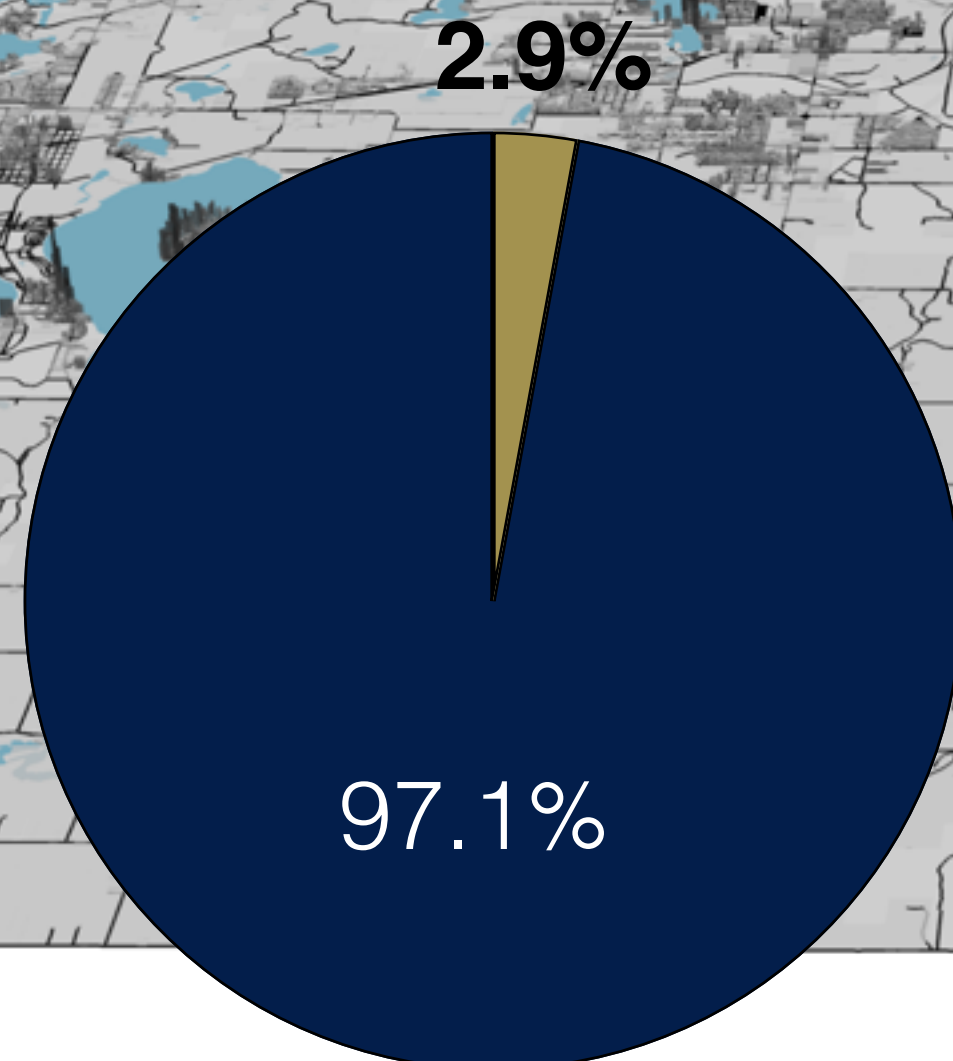
Comparative Impact

Downtown within Grand Traverse County

1:83



County Area



County Property Value

- Downtown
- County

Hadlee Amendment
Proposal A - Proposition A

CA Property Tax Laws



California Land Conservation (Williamson) Act

Technical Advisory Document

Governor's Office of Planning and Research
Local Government Partnership
California Rural Policy Task Force

2003

CA Property Tax News



Demystifying the
California Property
Tax Apportionment
System

*A Step-by-Step Guide
through the AB 8 Process*



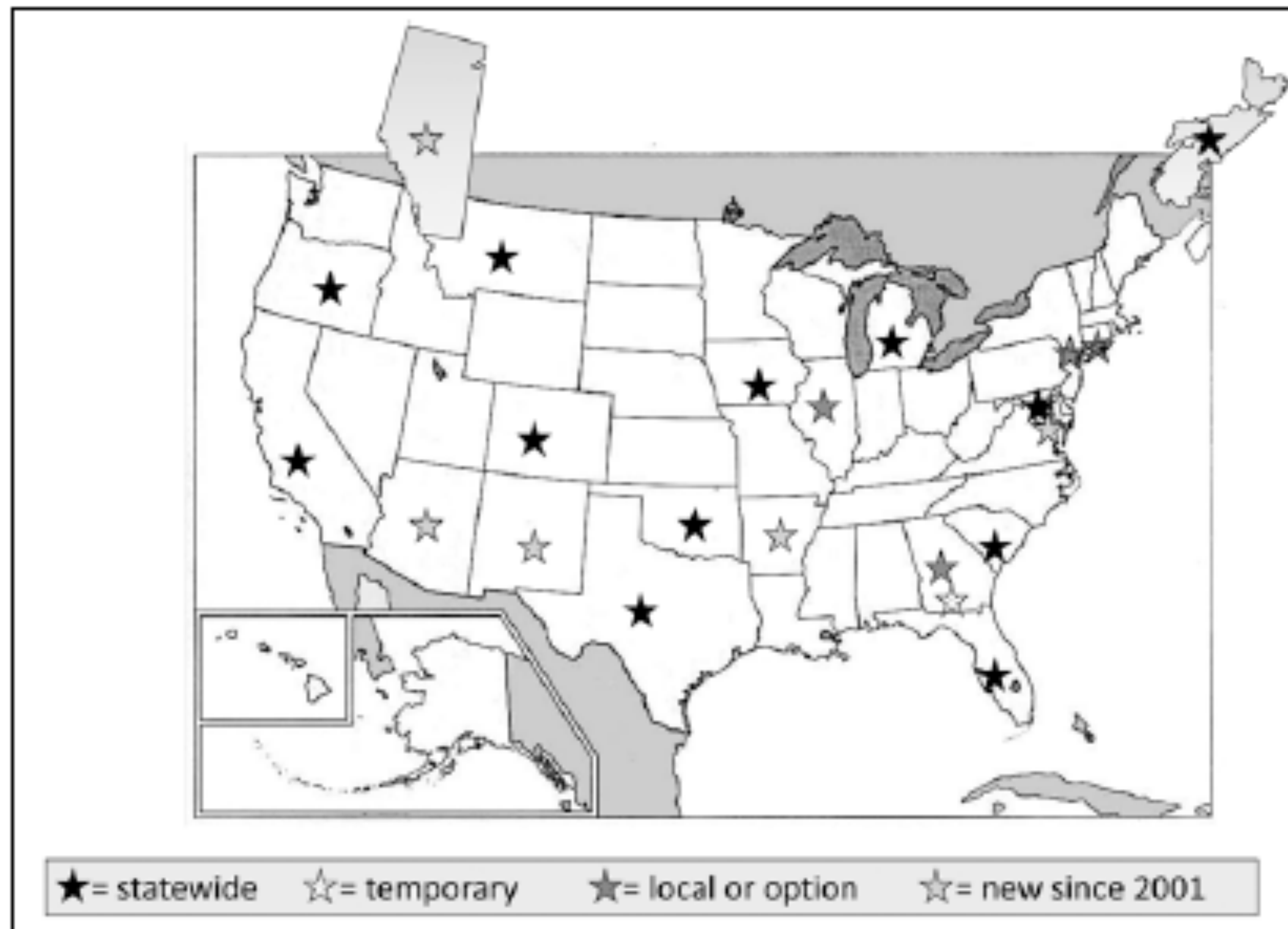
Conservation (Williamson) Act

Advisory Document

Planning and Research
Advisory Partnership
Policy Task Force

2003

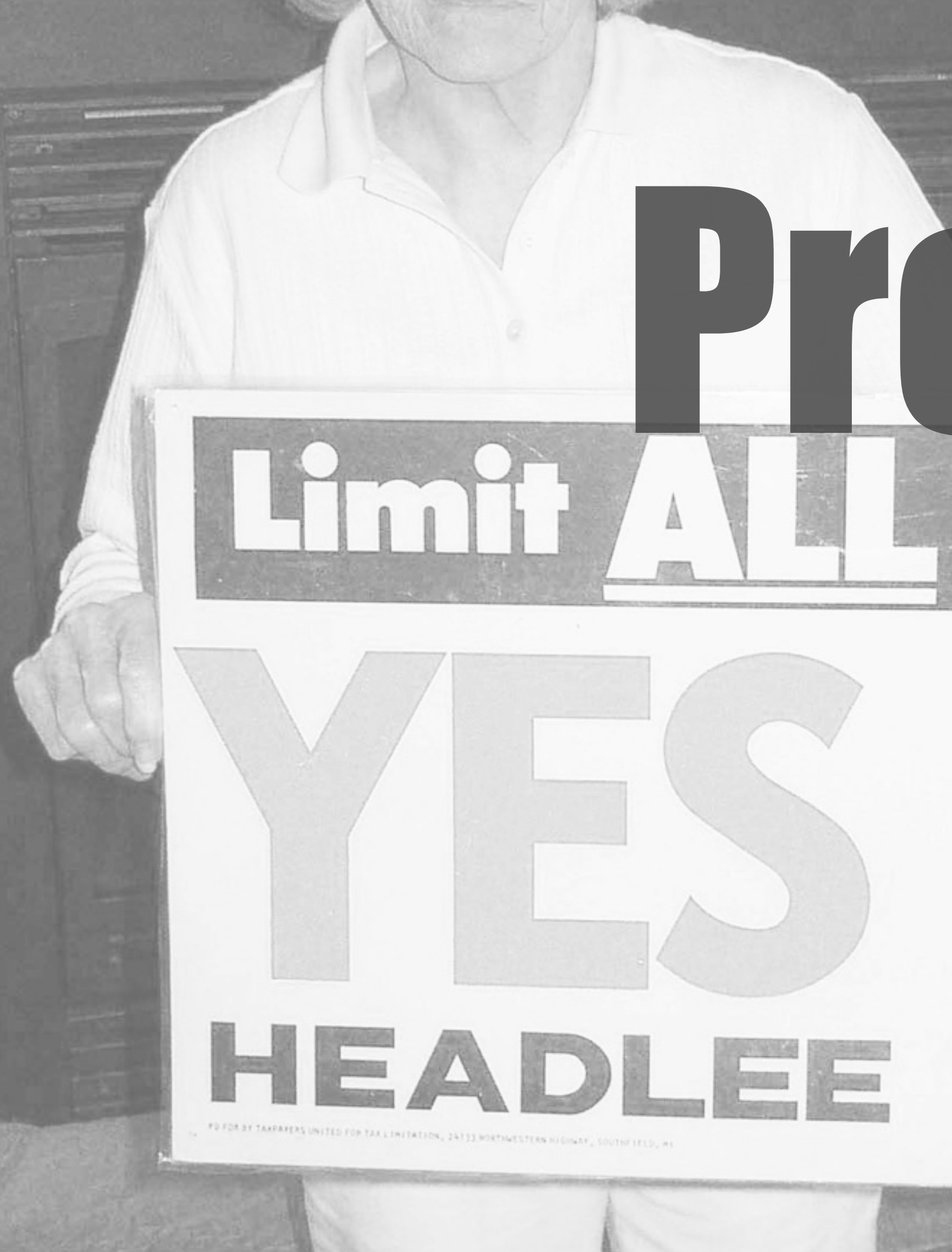
Figure 1. States and provinces with assessed value increase limits, 2009



Headlee Amendment

+

Proposal A



Limit **ALL** Taxes

YES

HEADLEE

E

FOR FOR BY TAXPAYERS UNITED FOR TAX LIMITATION, 24133 NORTHWESTERN HIGHWAY, SOUTHFIELD, MI

THOMSON & SON, 400 W. 42ND ST. NEW YORK, NY



D.J. Panson

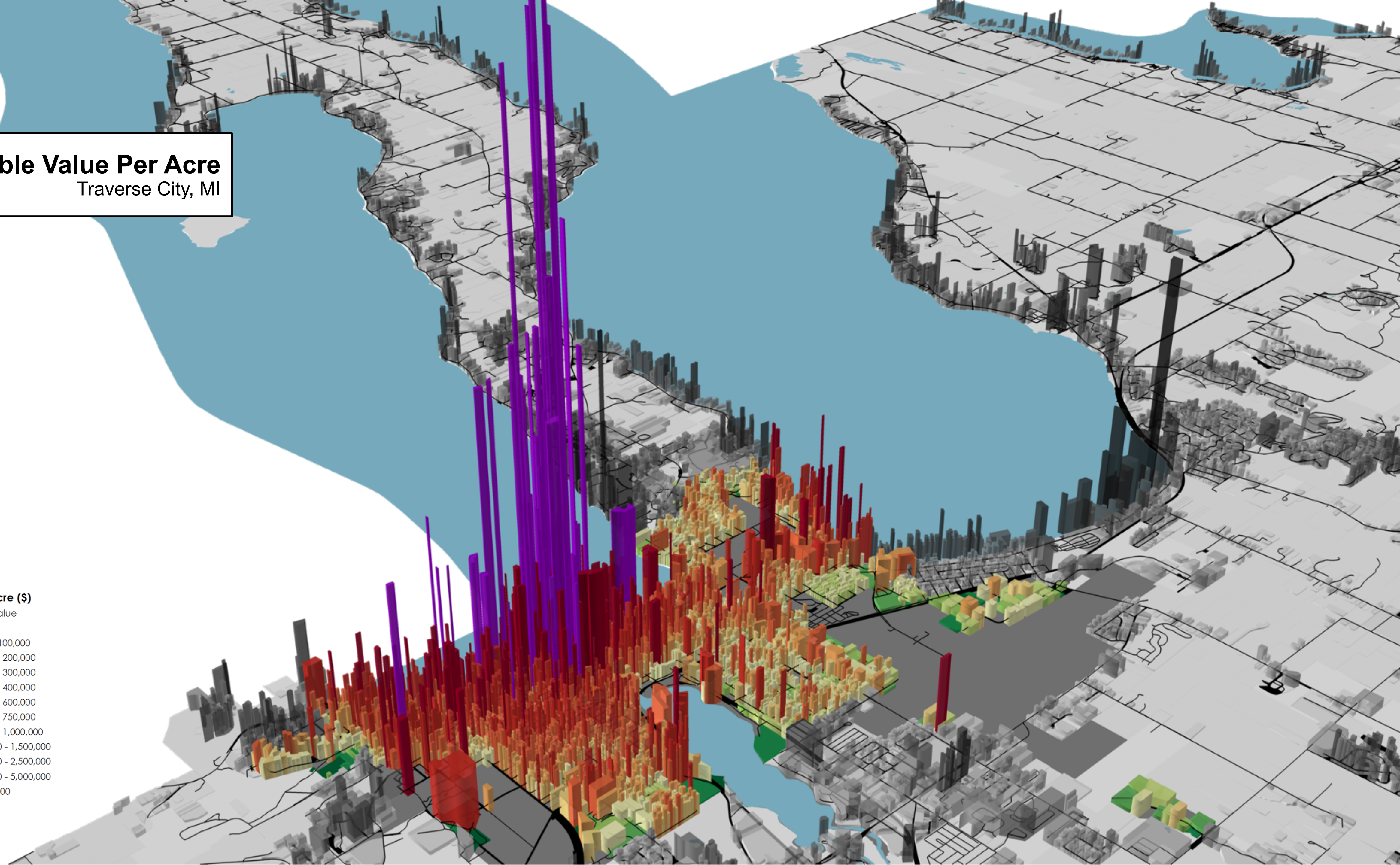
Taxable Value Per Acre

Traverse City, MI



value per acre (\$)

- no tax value
- > 50,000
- 50,000 - 100,000
- 100,000 - 200,000
- 200,000 - 300,000
- 300,000 - 400,000
- 400,000 - 600,000
- 600,000 - 750,000
- 750,000 - 1,000,000
- 1,000,000 - 1,500,000
- 1,500,000 - 2,500,000
- 2,500,000 - 5,000,000
- > 5,000,000

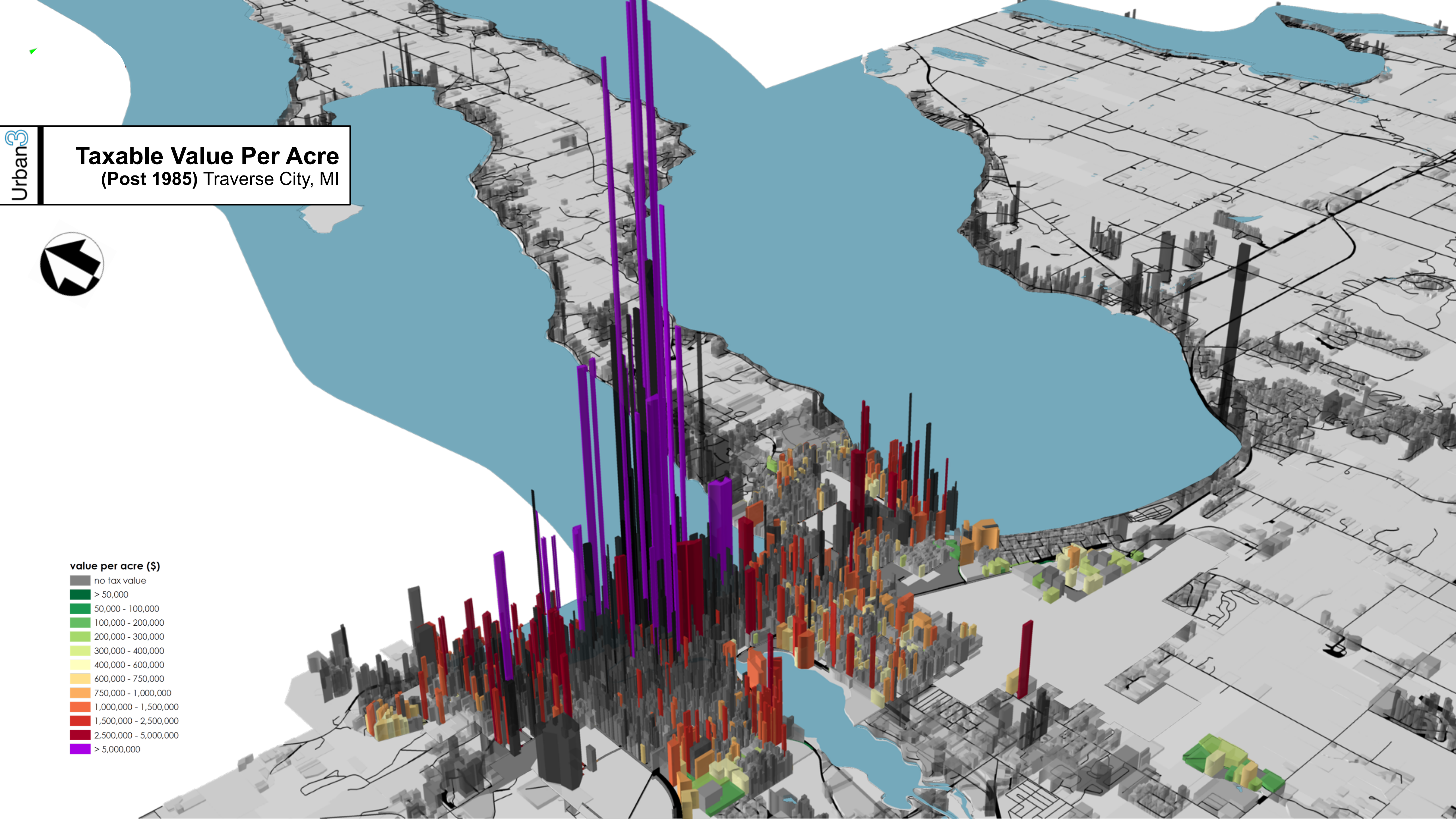


Taxable Value Per Acre (Post 1985) Traverse City, MI



value per acre (\$)

- no tax value
- > 50,000
- 50,000 - 100,000
- 100,000 - 200,000
- 200,000 - 300,000
- 300,000 - 400,000
- 400,000 - 600,000
- 600,000 - 750,000
- 750,000 - 1,000,000
- 1,000,000 - 1,500,000
- 1,500,000 - 2,500,000
- 2,500,000 - 5,000,000
- > 5,000,000

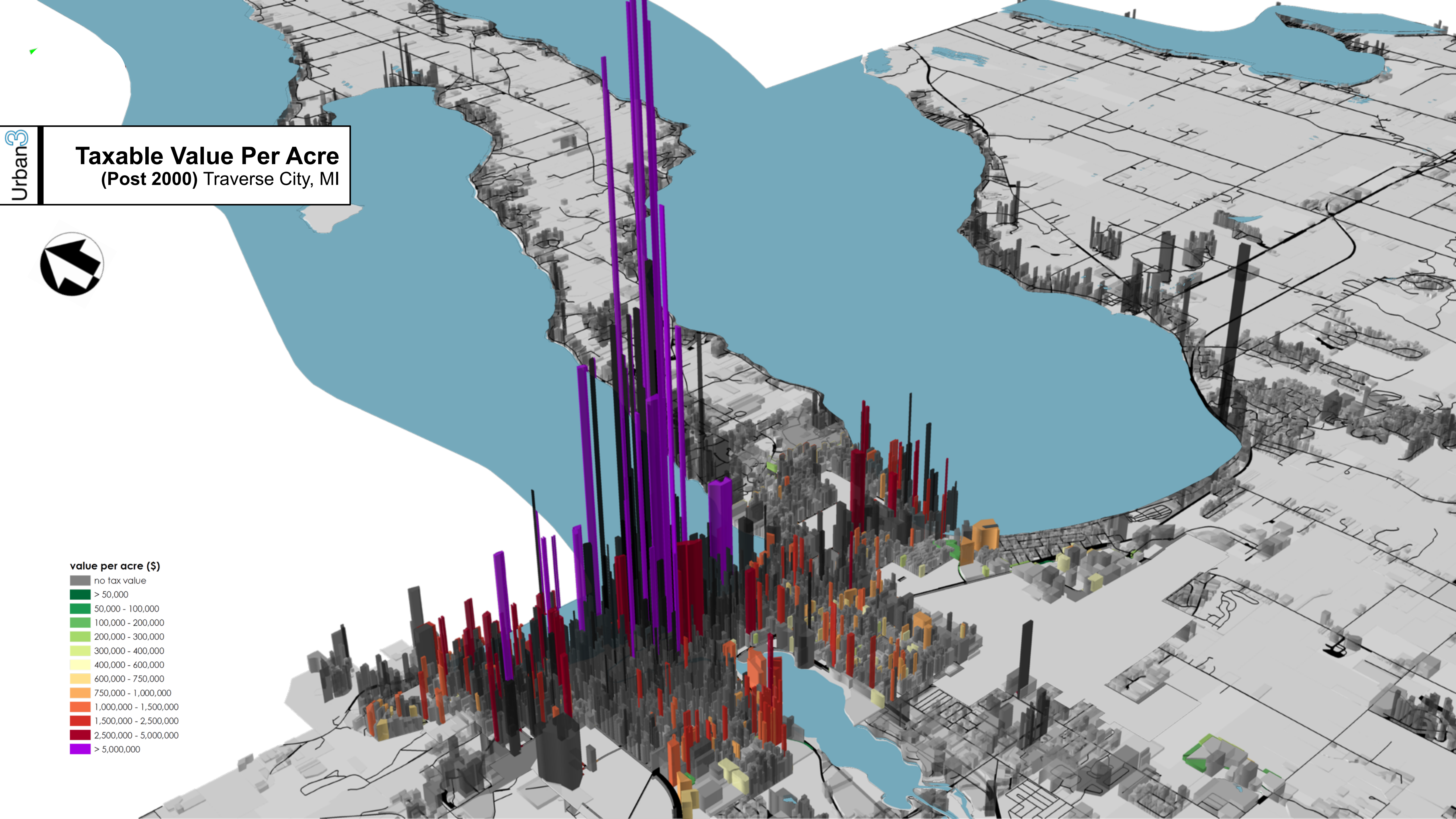


Taxable Value Per Acre (Post 2000) Traverse City, MI



value per acre (\$)

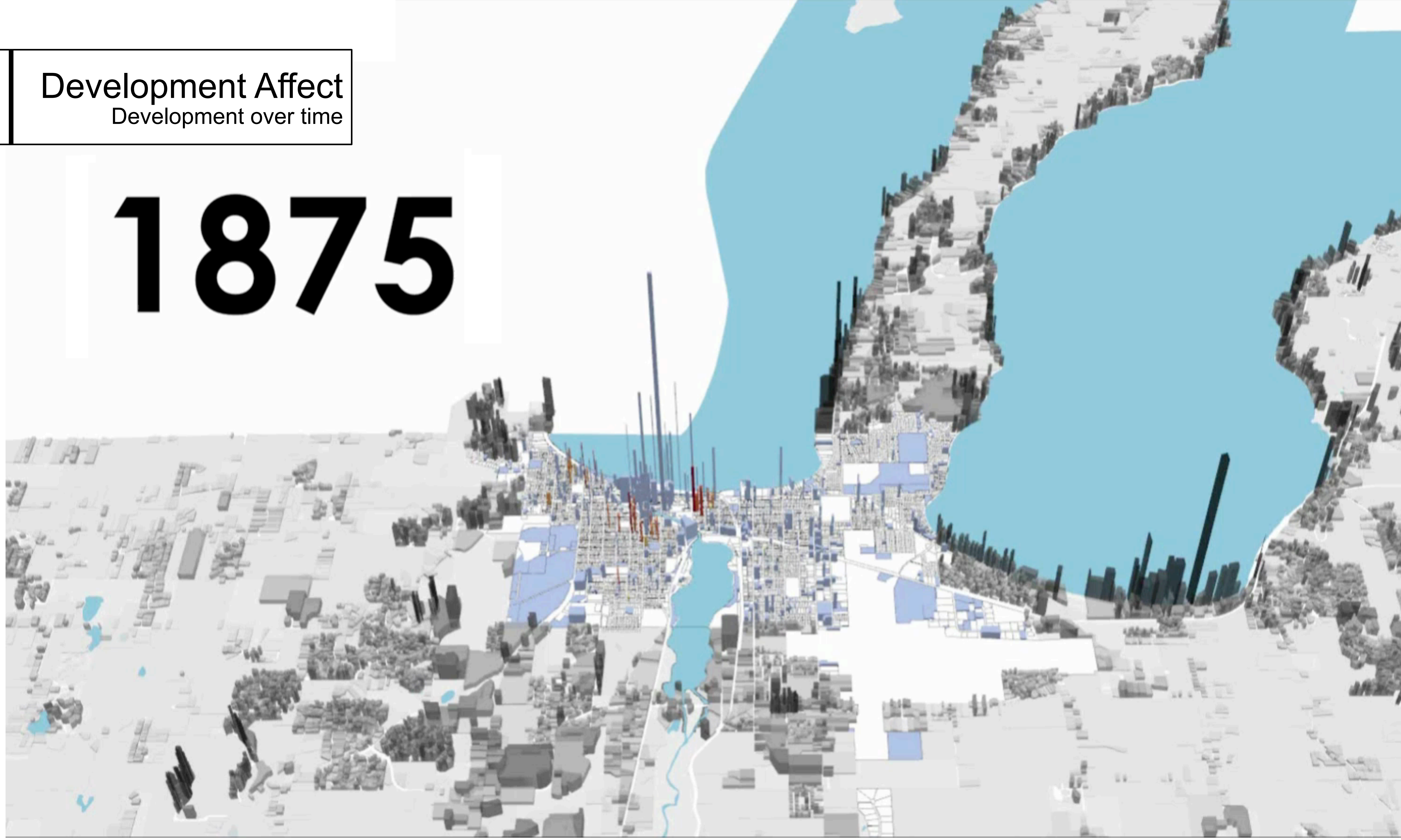
- no tax value
- > 50,000
- 50,000 - 100,000
- 100,000 - 200,000
- 200,000 - 300,000
- 300,000 - 400,000
- 400,000 - 600,000
- 600,000 - 750,000
- 750,000 - 1,000,000
- 1,000,000 - 1,500,000
- 1,500,000 - 2,500,000
- 2,500,000 - 5,000,000
- > 5,000,000



Development Affect

Development over time

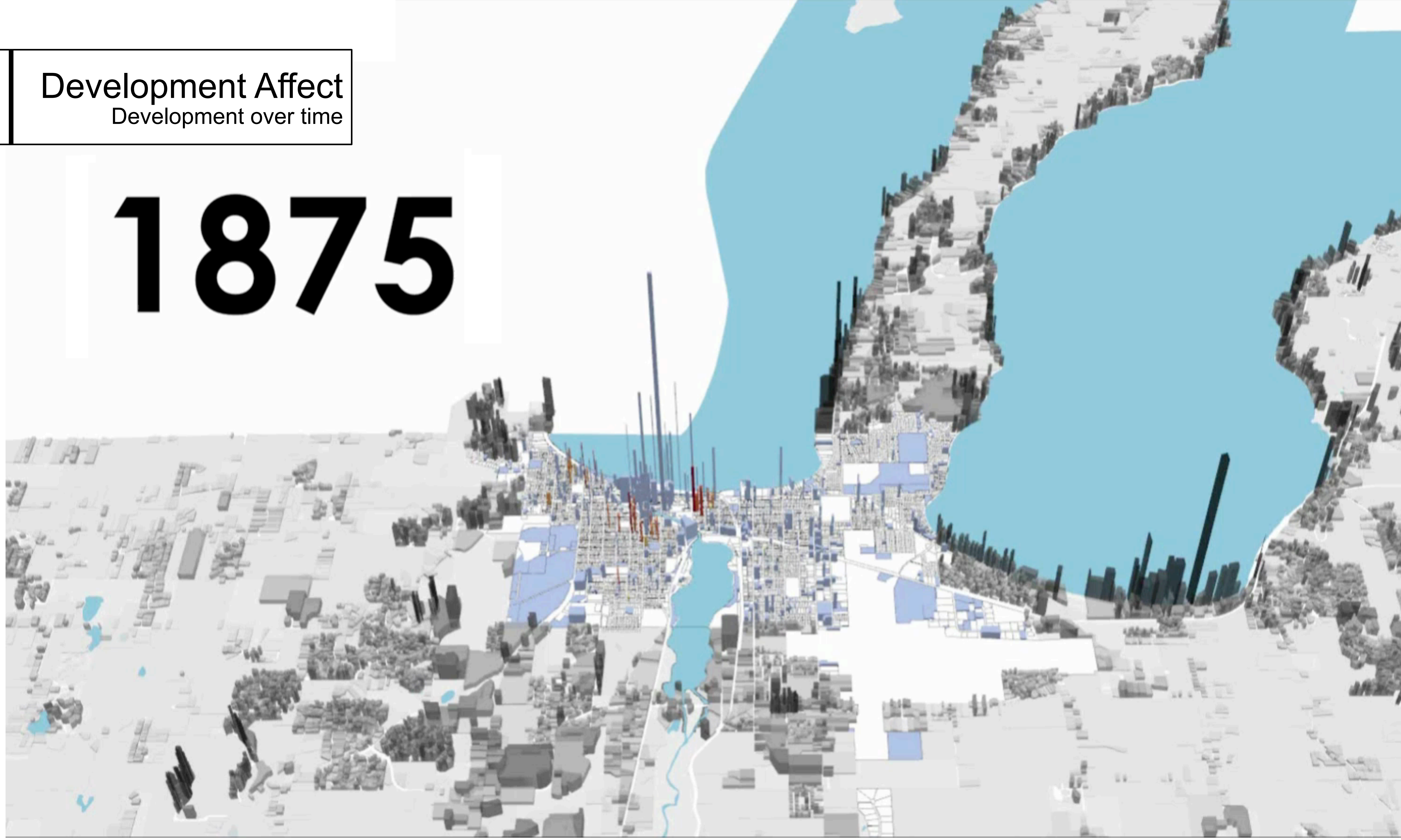
1875



Development Affect

Development over time

1875



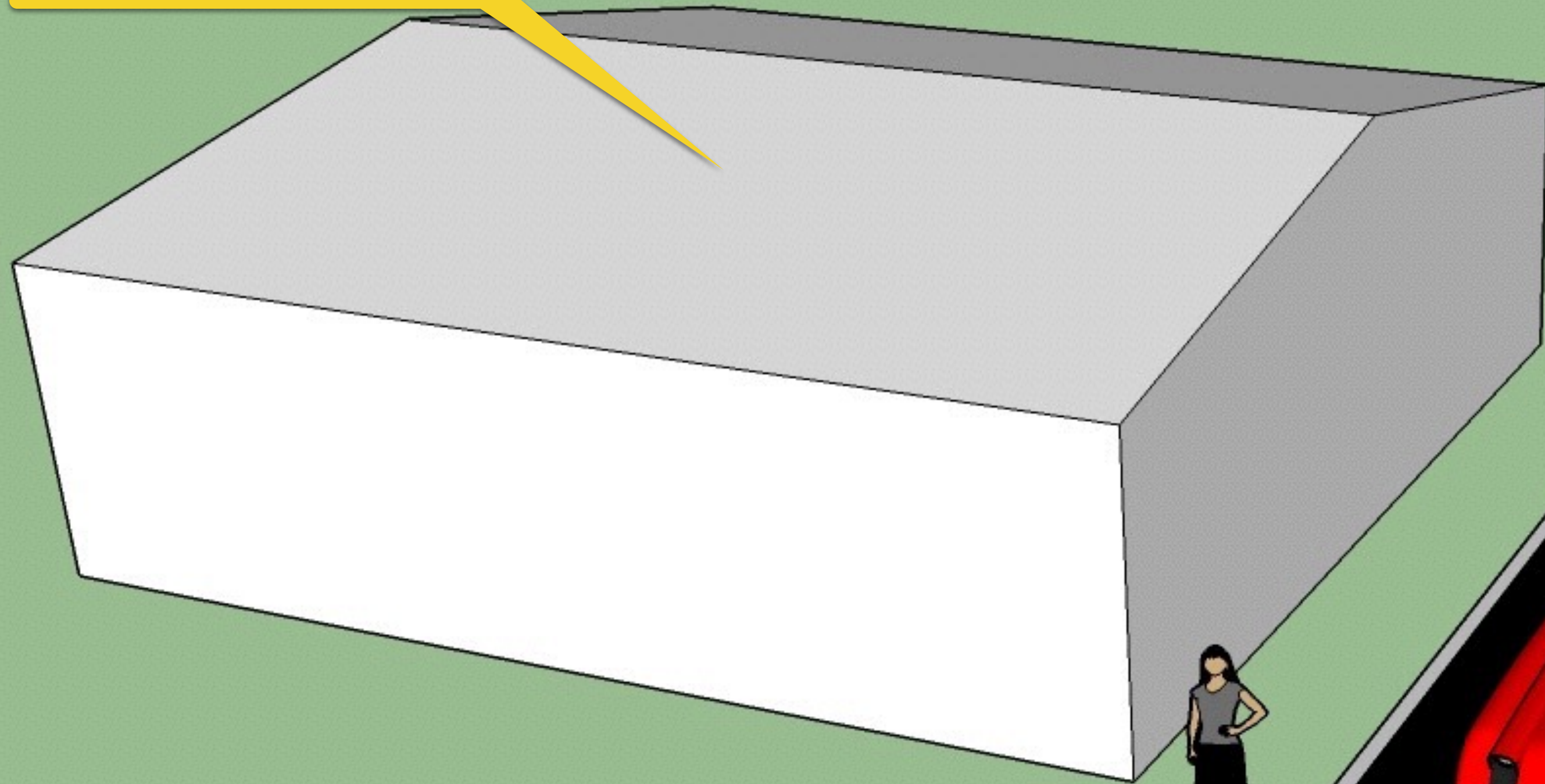
Land Production



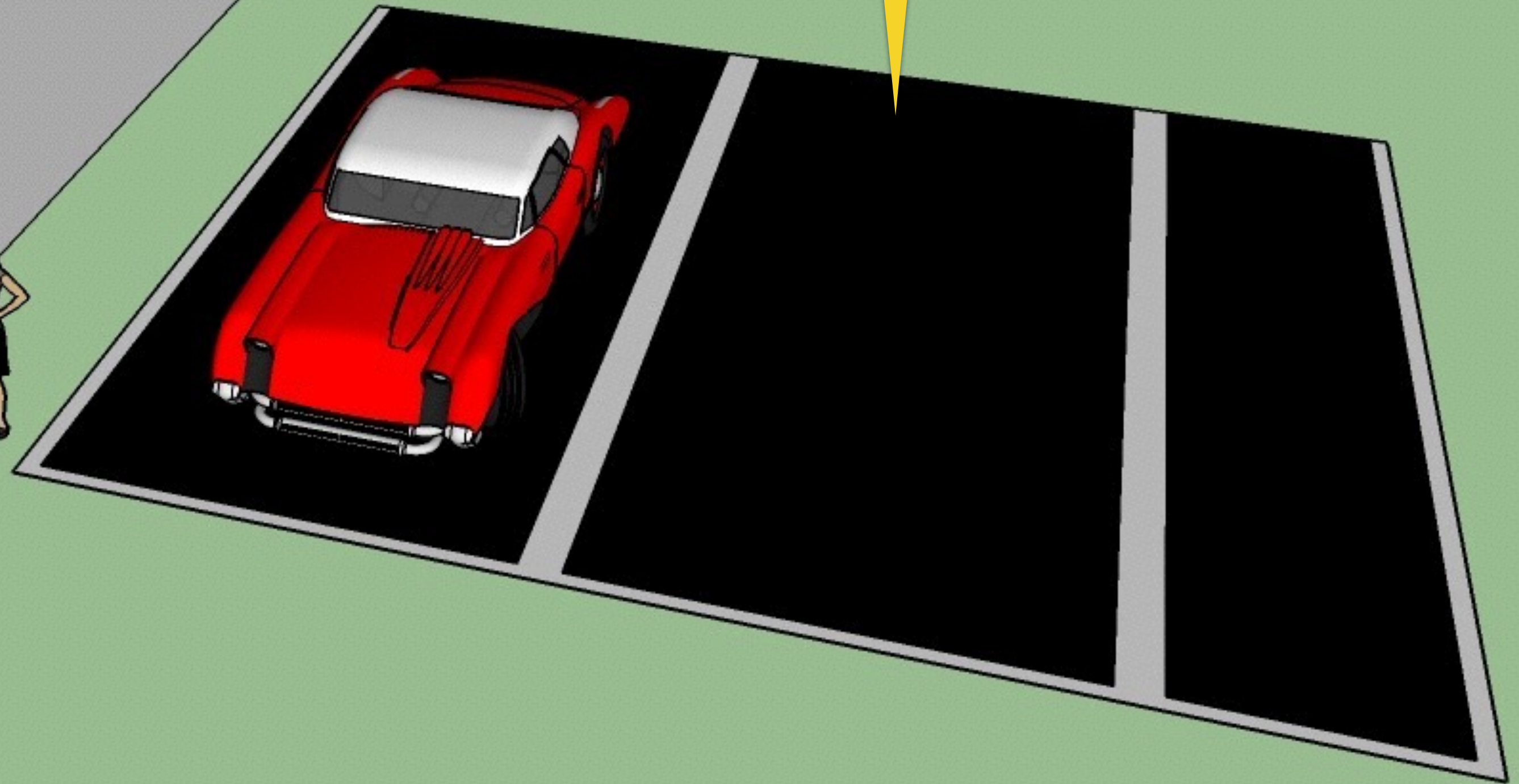
What is Parking?

Measuring space

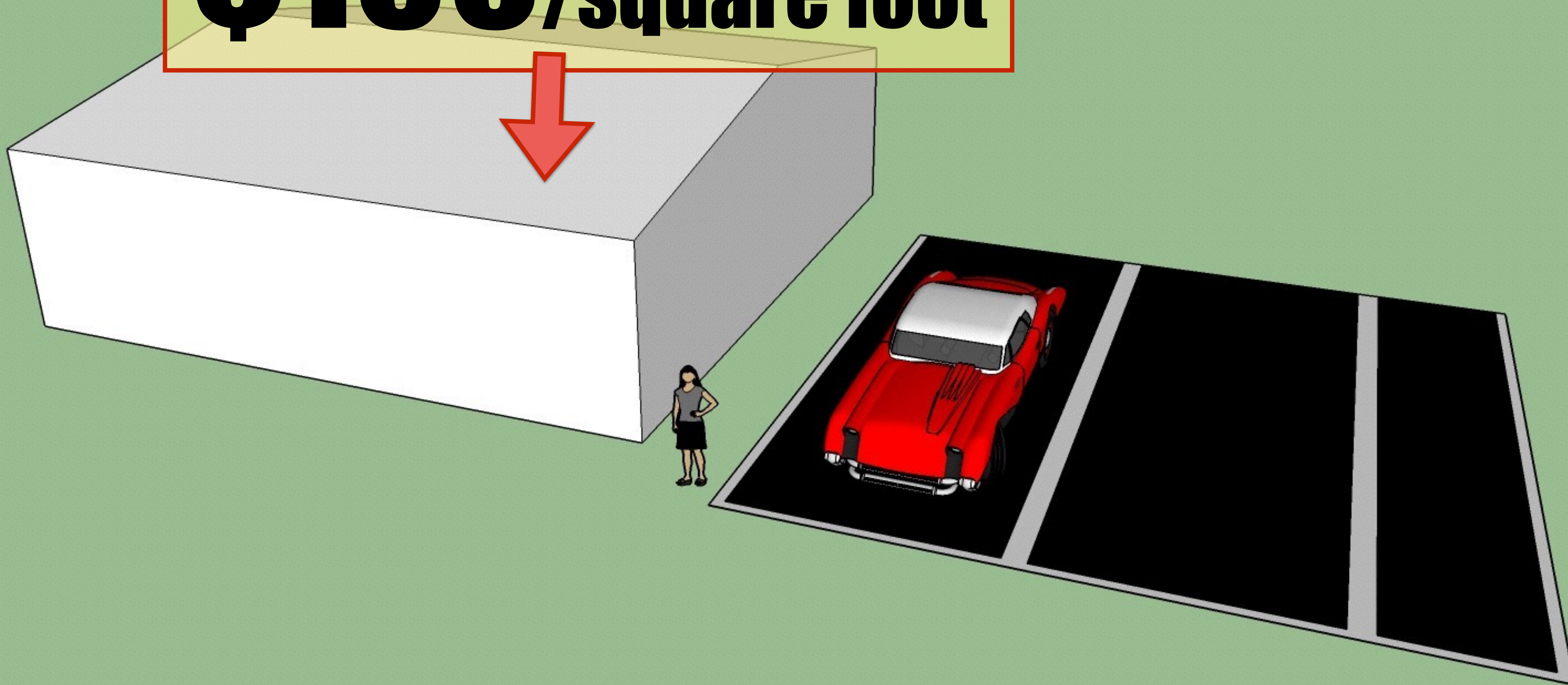
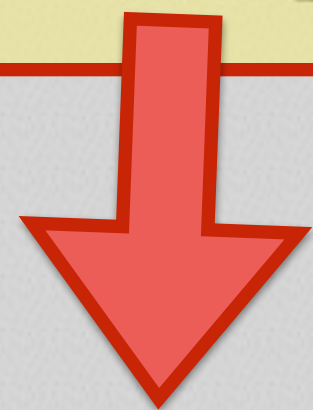
Average Building
1,172 sq.ft.



Average Parking (2.5 spaces)
875 sq.ft.



\$100/square foot

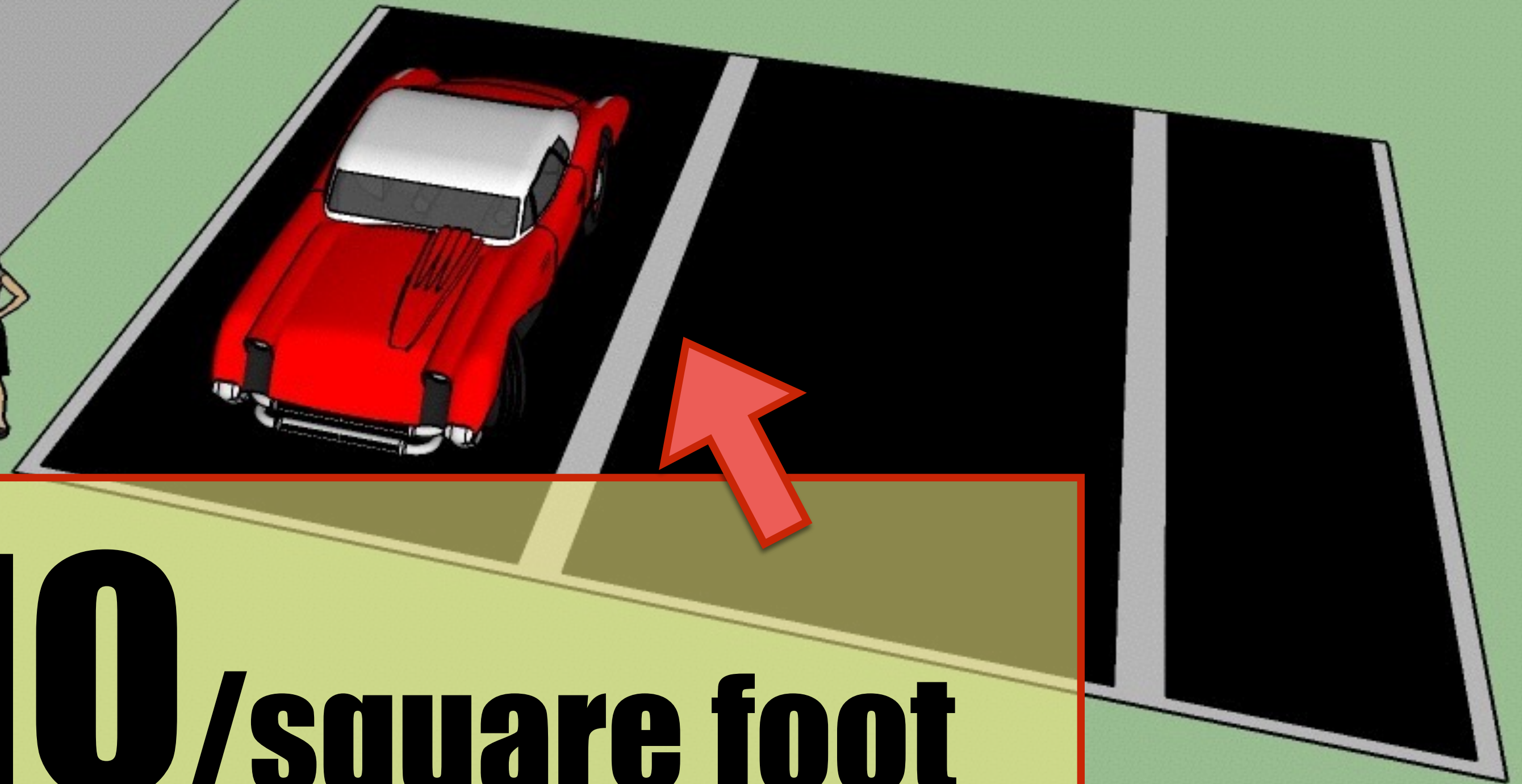
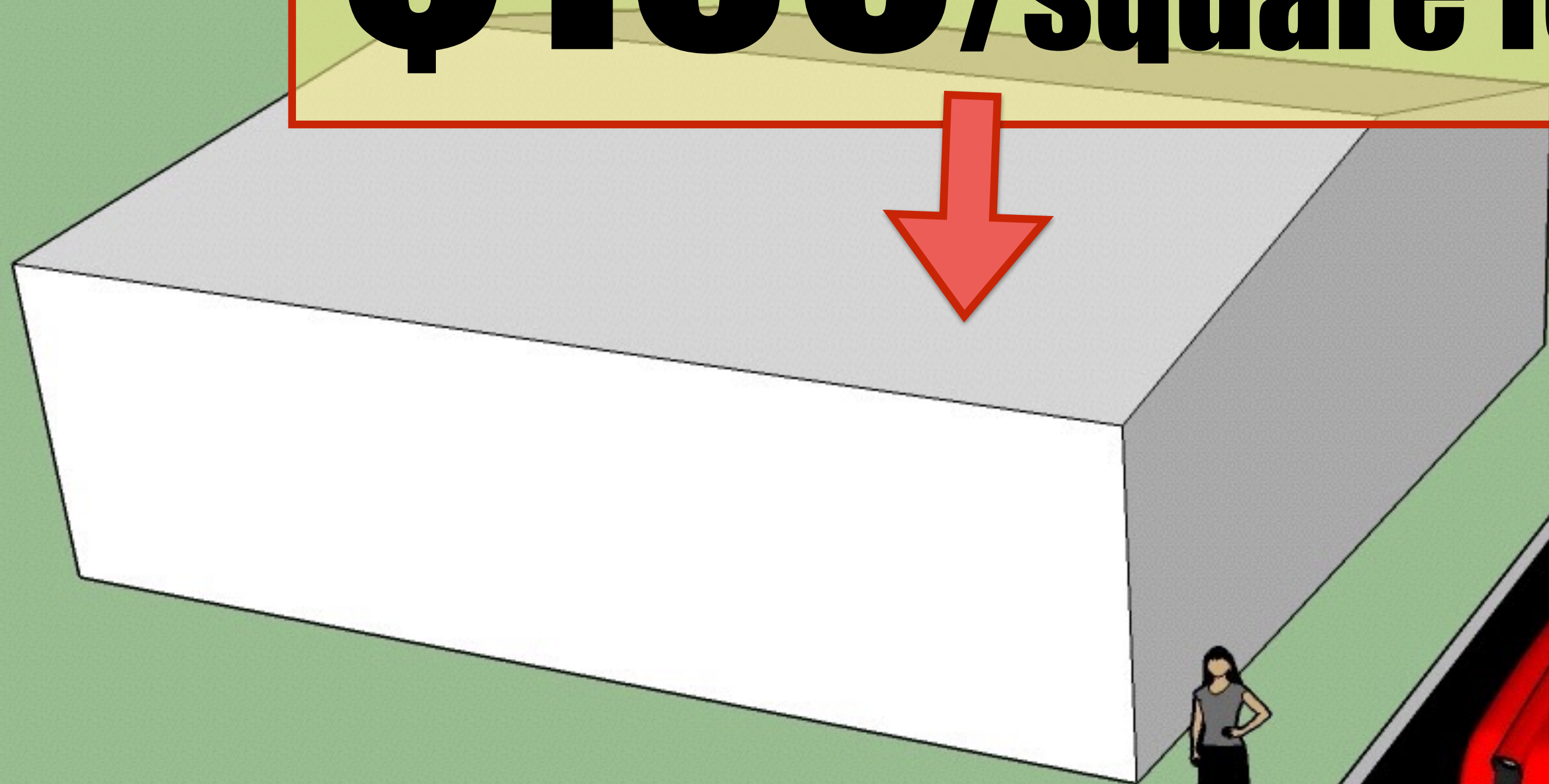


What is Parking?
Measuring space

What is Parking?

Measuring space

\$100/square foot



\$10/square foot

Grand Traverse County, MI

Taxable Value Per Acre



Grand Traverse Crossing
\$385,678 per acre



Grand Traverse County, MI

Taxable Value Per Acre



Grand Traverse Crossing
\$385,678 per acre



Grand Traverse Marketplace
\$463,887 per acre

Grand Traverse County, MI

Taxable Value Per Acre

Older

Newer



Meijer
\$395,660 per acre

Major Meijer
\$384,267 per acre

Walmart \$385,678 /acre

Grand Traverse County, MI

Taxable Value Per Acre



Cherryland Center
\$198,434 per acre



Grand Traverse Mall
\$841,677 per acre

Walmart \$385,678 /acre

Grand Traverse County, MI

Taxable Value Per Acre



Food Co-Op
\$760,024 per acre



CVS
\$3,004,659 per acre



Ham Bonz
\$2,290,415 per acre

Walmart \$385,678 /acre

Grand Traverse County, MI

Taxable Value Per Acre



Dead Blue Roof Mall
\$580,182 per acre

Walmart \$385,678 /acre

Grand Traverse County, MI

Taxable Value Per Acre



Dead Blue Roof Mall
\$580,182 per acre



Ben Franklin Plaza
\$1,234,302 per acre

Walmart \$385,678 /acre

Grand Traverse County, MI

Taxable Value Per Acre



Grand Traverse Resort
\$30,031 per acre



Park Place Hotel
\$1,120,670 per acre



Village at Grand Traverse Commons
\$1,932,288 per acre

Grand Traverse County, MI

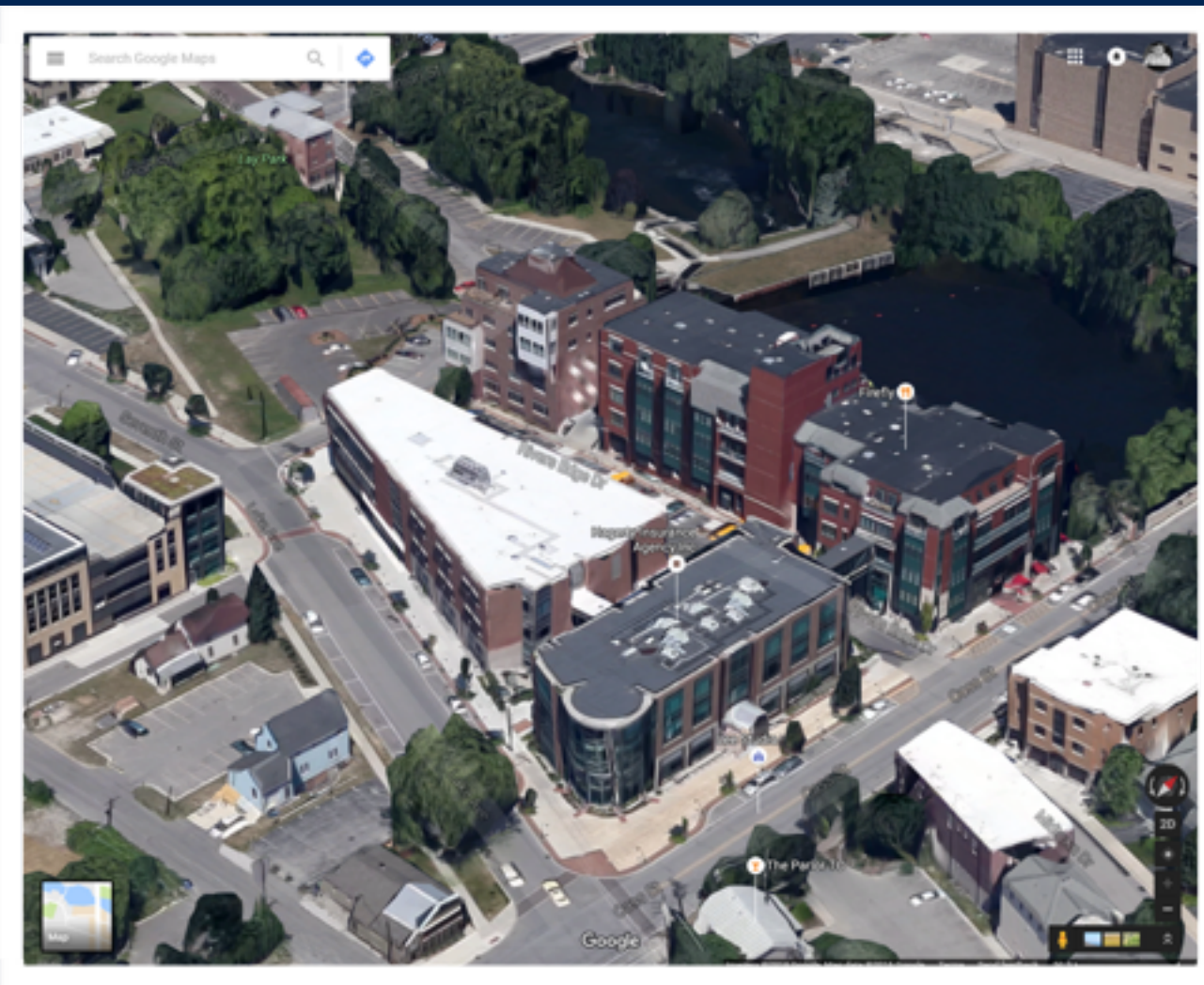
Taxable Value Per Acre



Harbour View Centre
\$5,348,896 per acre



Hotel Indigo
\$10,756,825 per acre



Grand Traverse County, MI

Taxable Value Per Acre

Urban3

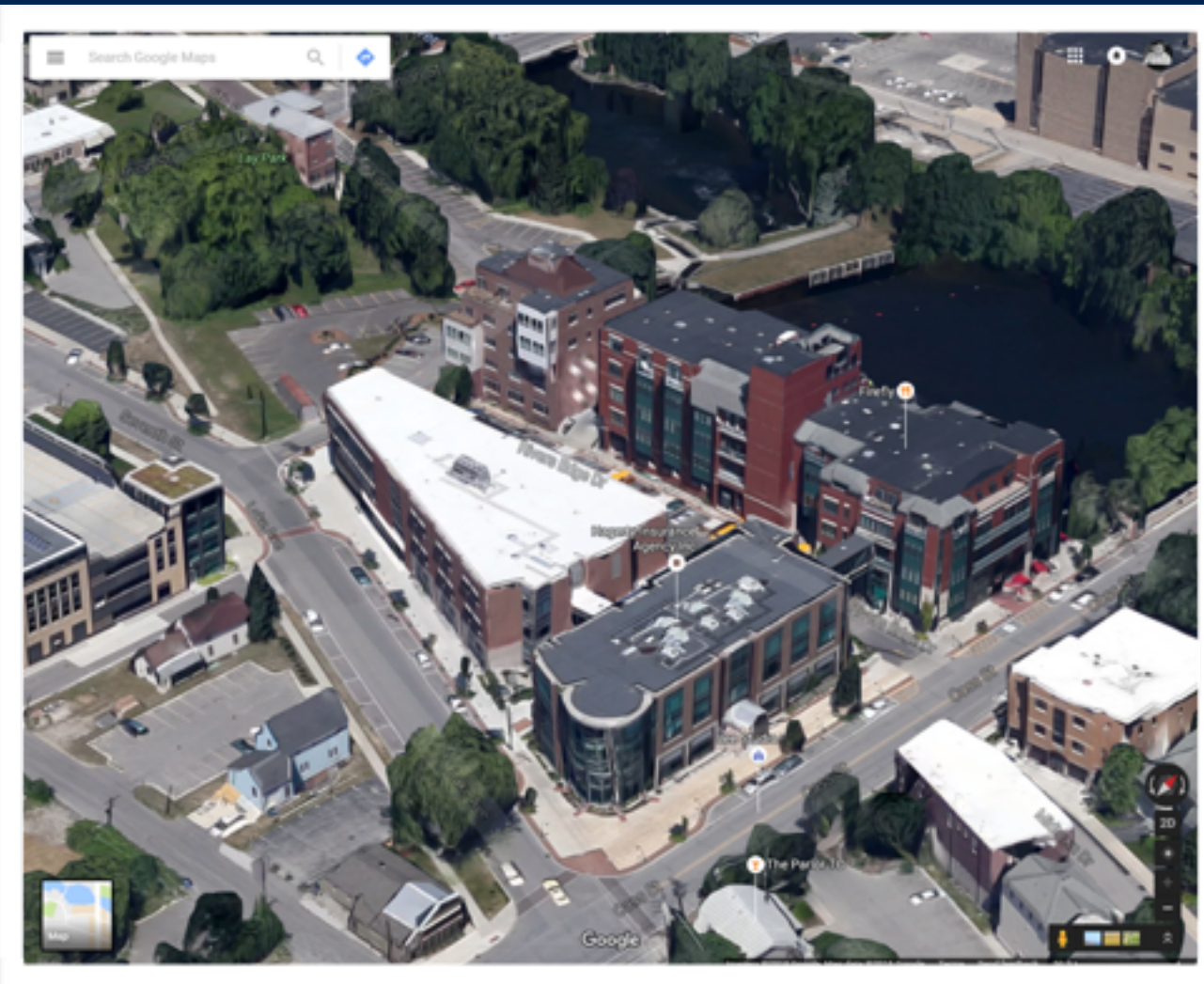


River's Edge
\$9,975,867 per acre



North Peak Brewery
\$5,042,890 per acre

Walmart \$385,678 /acre



Grand Traverse County, MI

Taxable Value Per Acre

Urban3



River's Edge
\$9,975,867 per acre



Midtown Condos
\$4,679,913 per acre

Walmart \$385,678 /acre

Grand Traverse County, MI

Taxable Value Per Acre



Parking Garage Liner (Radio Centre One)
\$12,385,437 per acre



202 East Front Street
\$12,369,969 per acre

Grand Traverse County, MI

Taxable Value Per Acre



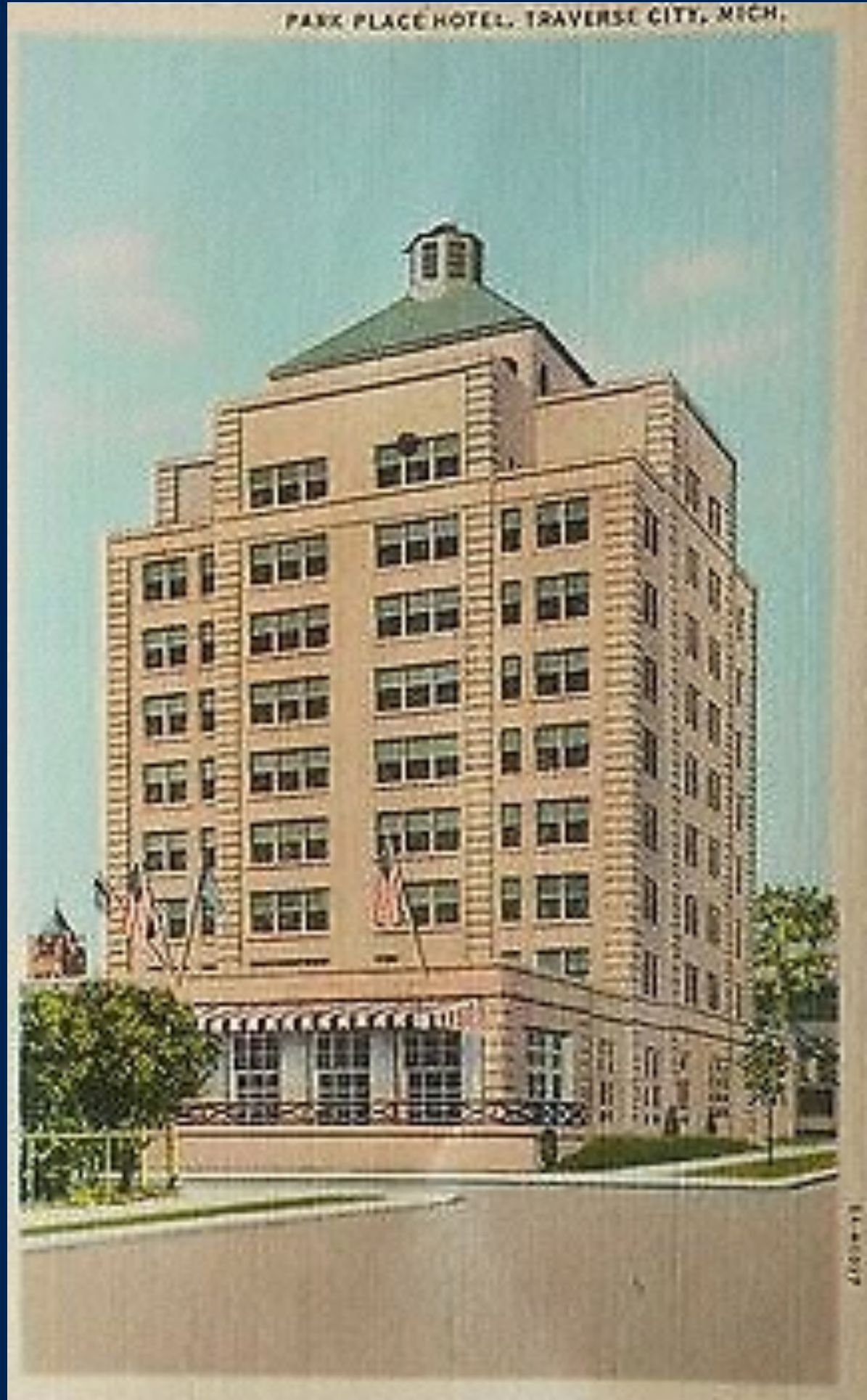
263 Cass Street
\$14,079,240 per acre



101 North Park Street
\$51,626,042 per acre



A Lasting Value



Grand Traverse County, MI

A lasting Value



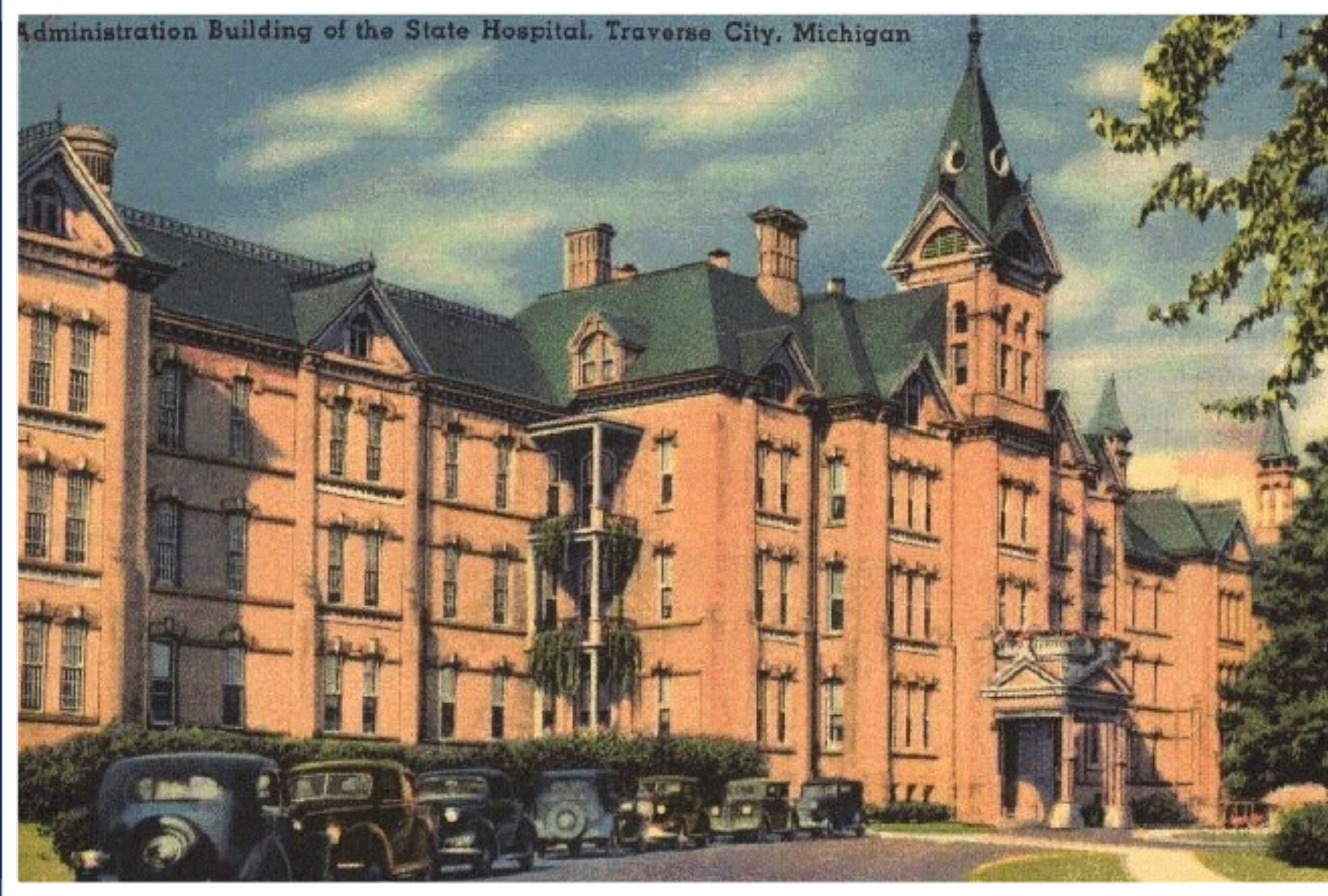
Park Place
\$1,120,670
Value Per Acre

Walmart \$385,678 /acre

Grand Traverse County, MI

A lasting Value

Urban3



386,740 square feet of space

Village at Grand Traverse Commons

\$1,932,288

Value Per Acre

Walmart \$385,678 /acre

Grand Traverse County, MI

A lasting Value

Urban3



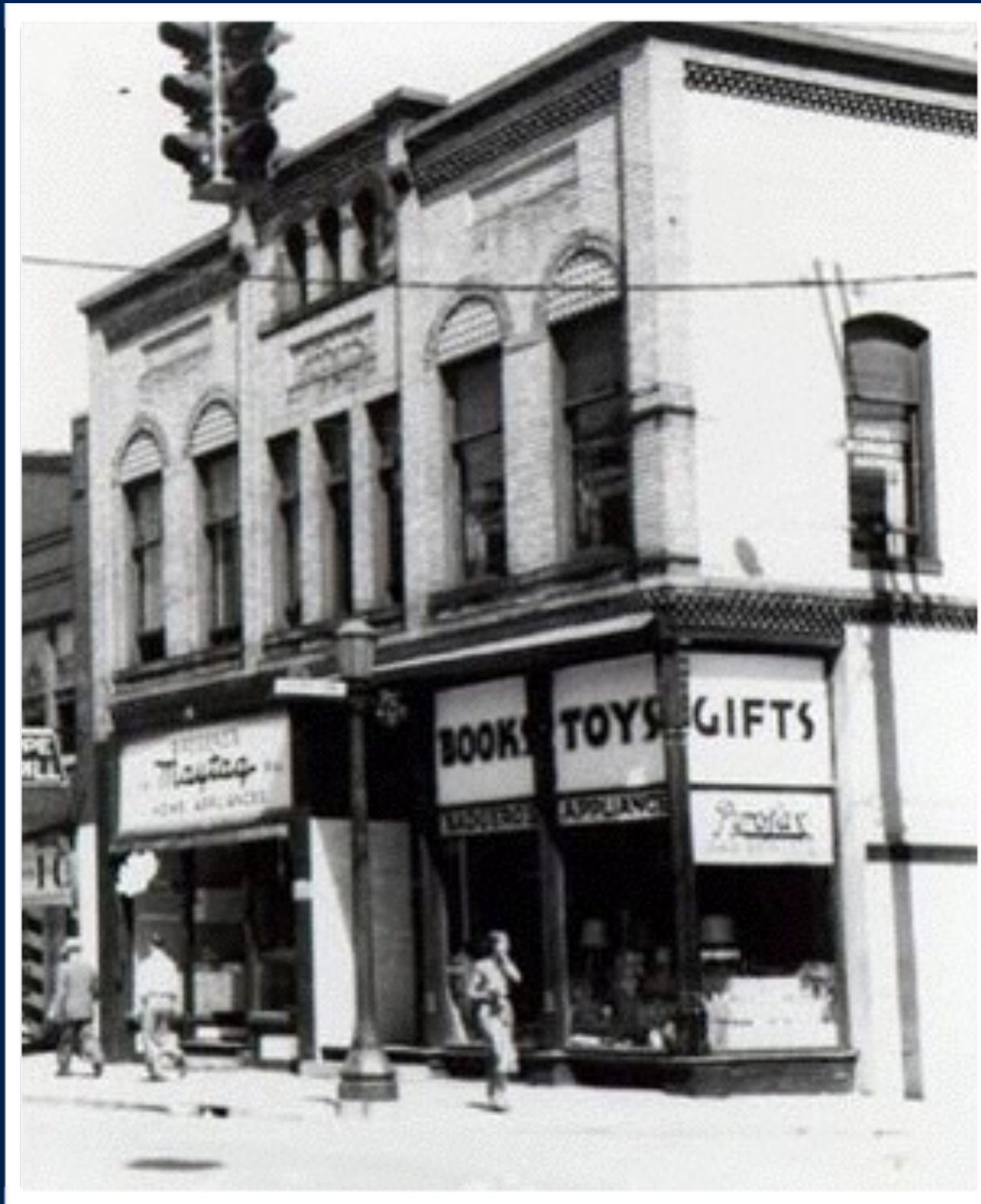
City Opera
\$1,779,927
Value Per Acre

Walmart \$385,678 /acre

Grand Traverse County, MI

A lasting Value

Urban3



Beadle Building

\$12,140,073

Value Per Acre



Walmart \$385,678 /acre

Grand Traverse County, MI

Taxable Value Per Acre



Talbots
\$6,611,000 per acre

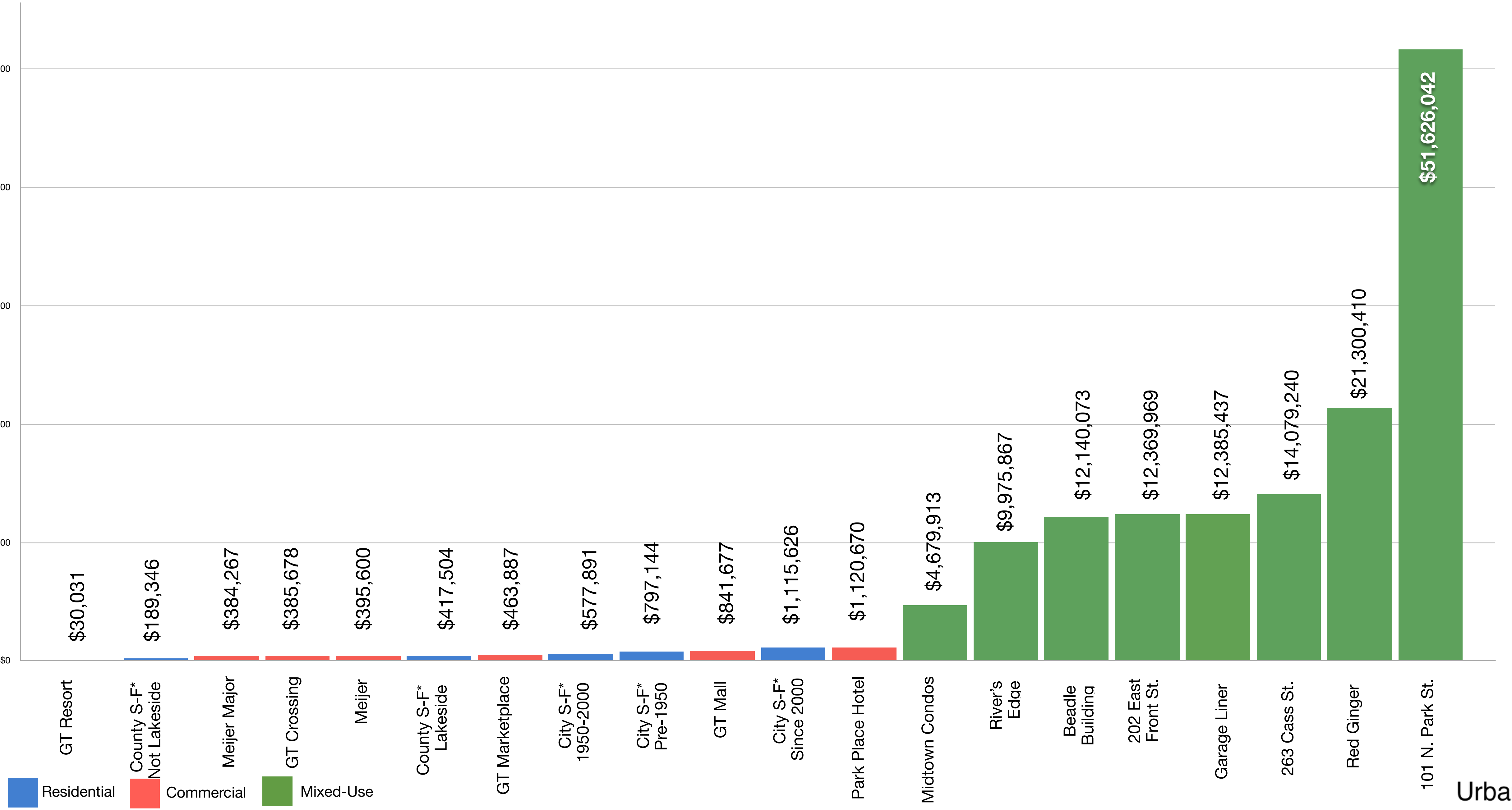


101 East Front Street
\$11,991,931 per acre



Red Ginger
\$21,300,410 per acre

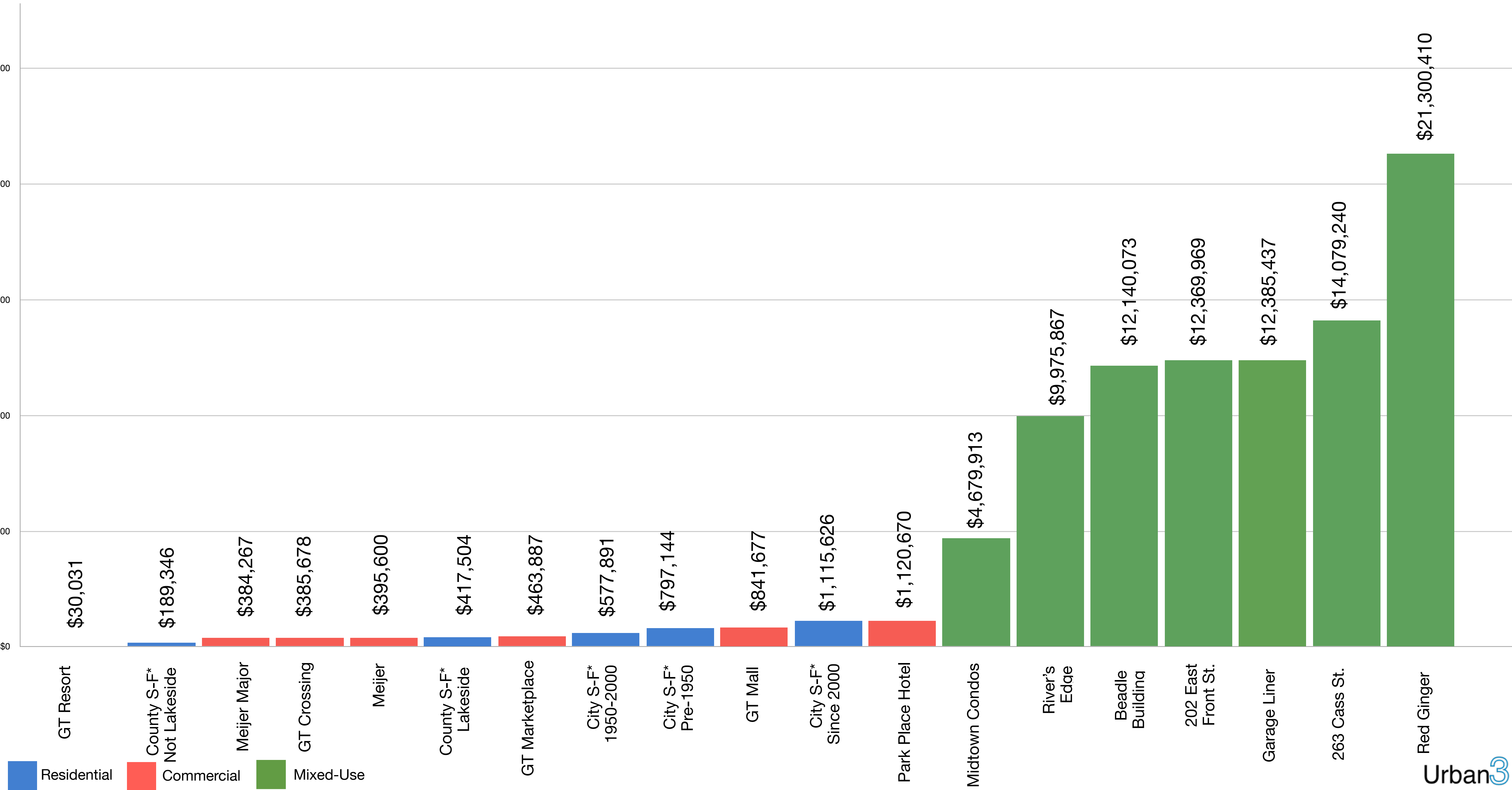
Grand Traverse County Value Profile: 2016 Taxable Value per Acre



*Average values per Grand Traverse County Assessor File



Grand Traverse County Value Profile: 2016 Taxable Value per Acre



*Average values per Grand Traverse County Assessor File



Grand Traverse County, MI

Comparable Property Productivity



Parking Garage Liner
\$12,385,437 per acre

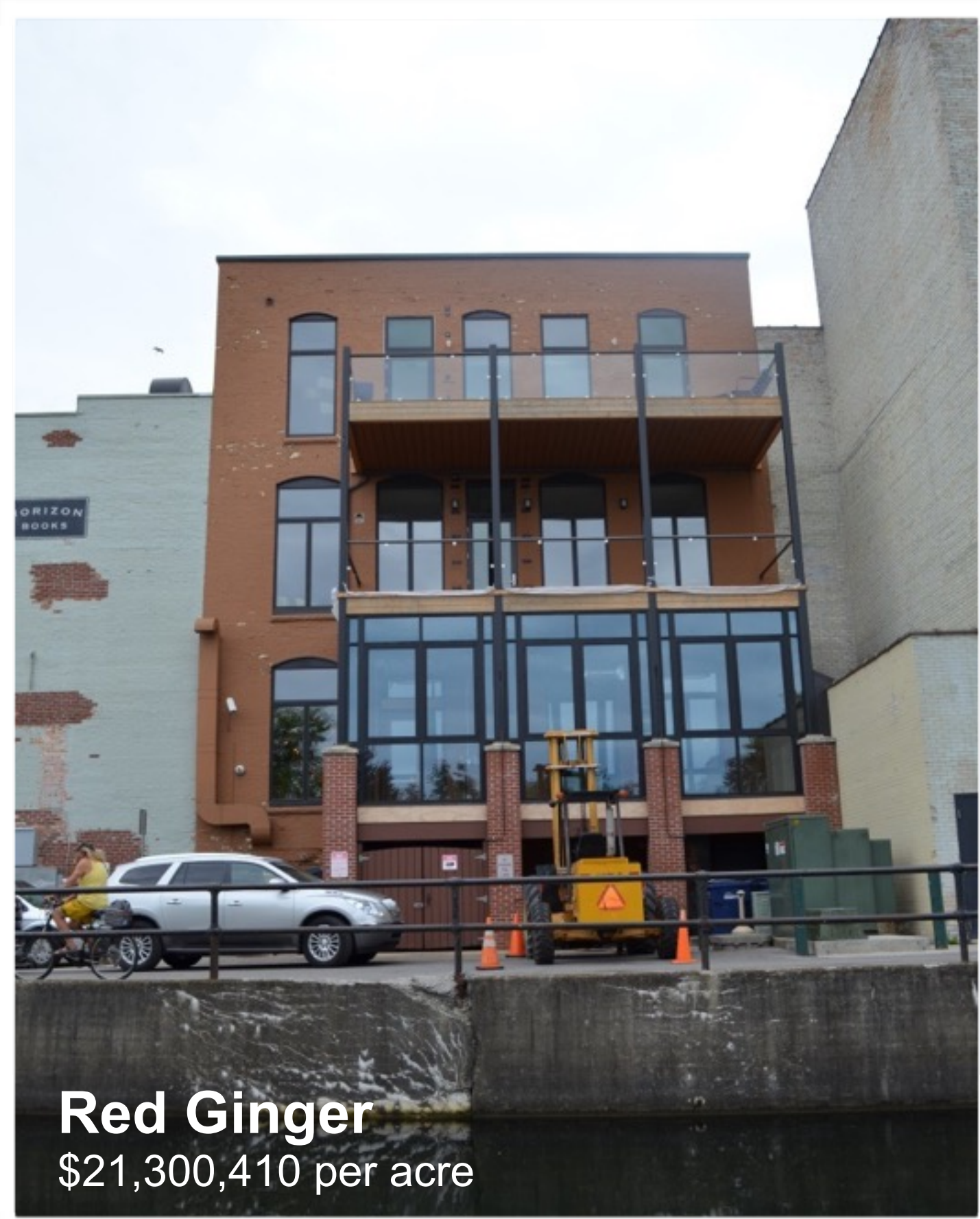
**0.7 acres of Garage
Liners would equal the
21.6 acre New Meijer**



Major Meijer
\$384,267 per acre

Grand Traverse County, MI

Comparable Property Productivity



2.5 acres of Red Ginger would equal the 64.5 acre GT Mall



Grand Traverse County, MI

Comparable Property Productivity



101 North Park Street
\$51,626,042 per acre

**0.1 acres of 101 North Park St.
would equal the 13.4 acre GT
Marketplace**



Grand Traverse Marketplace
\$463,887 per acre

Walmart \$385,678 /acre

Grand Traverse County, MI

Comparable Property Productivity



101 North Park Street
\$51,626,042 per acre

5.7 acres of 101 North Park St.
would equal the **507 acres** of all
the houses built between
1950 and 2000



50 
Average 1950-2000 Single Family House
\$577,891 per acre

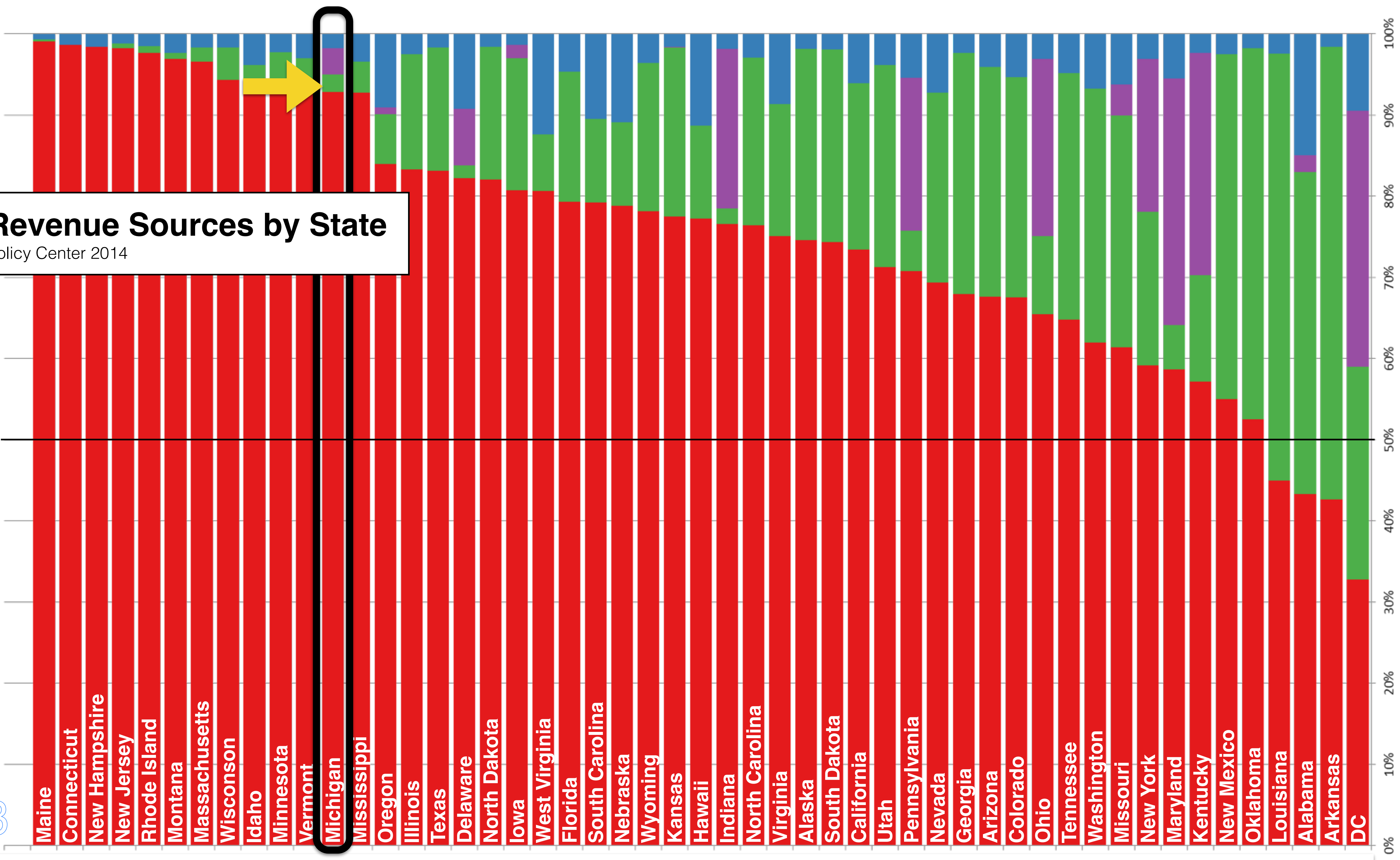


RETAIL SALES

Local Revenue Sources by State

Source: Tax Policy Center 2014

- Property
- Sales
- Income
- Other

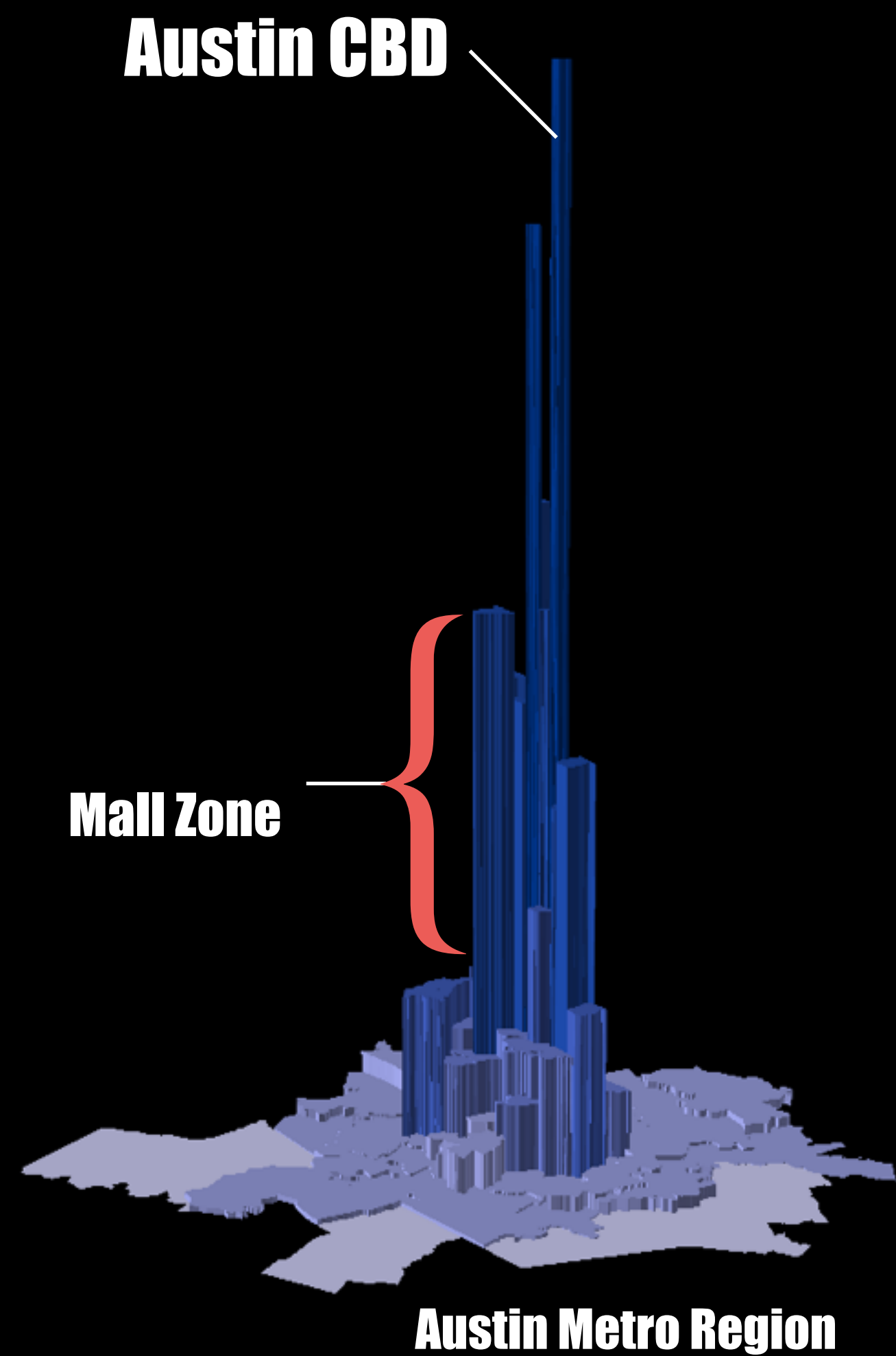


Retail Model Comparables

Metro Retail Sales Models

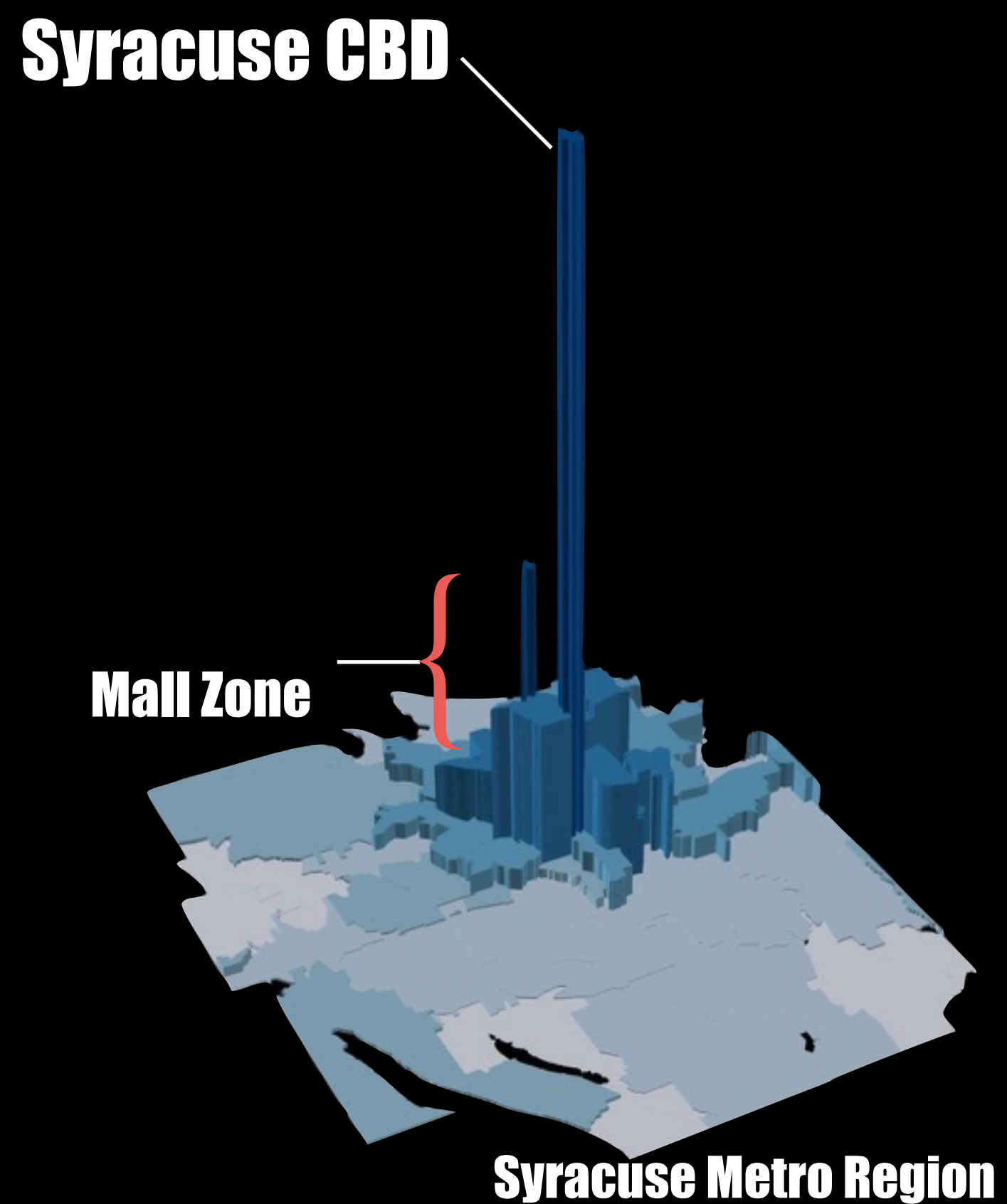
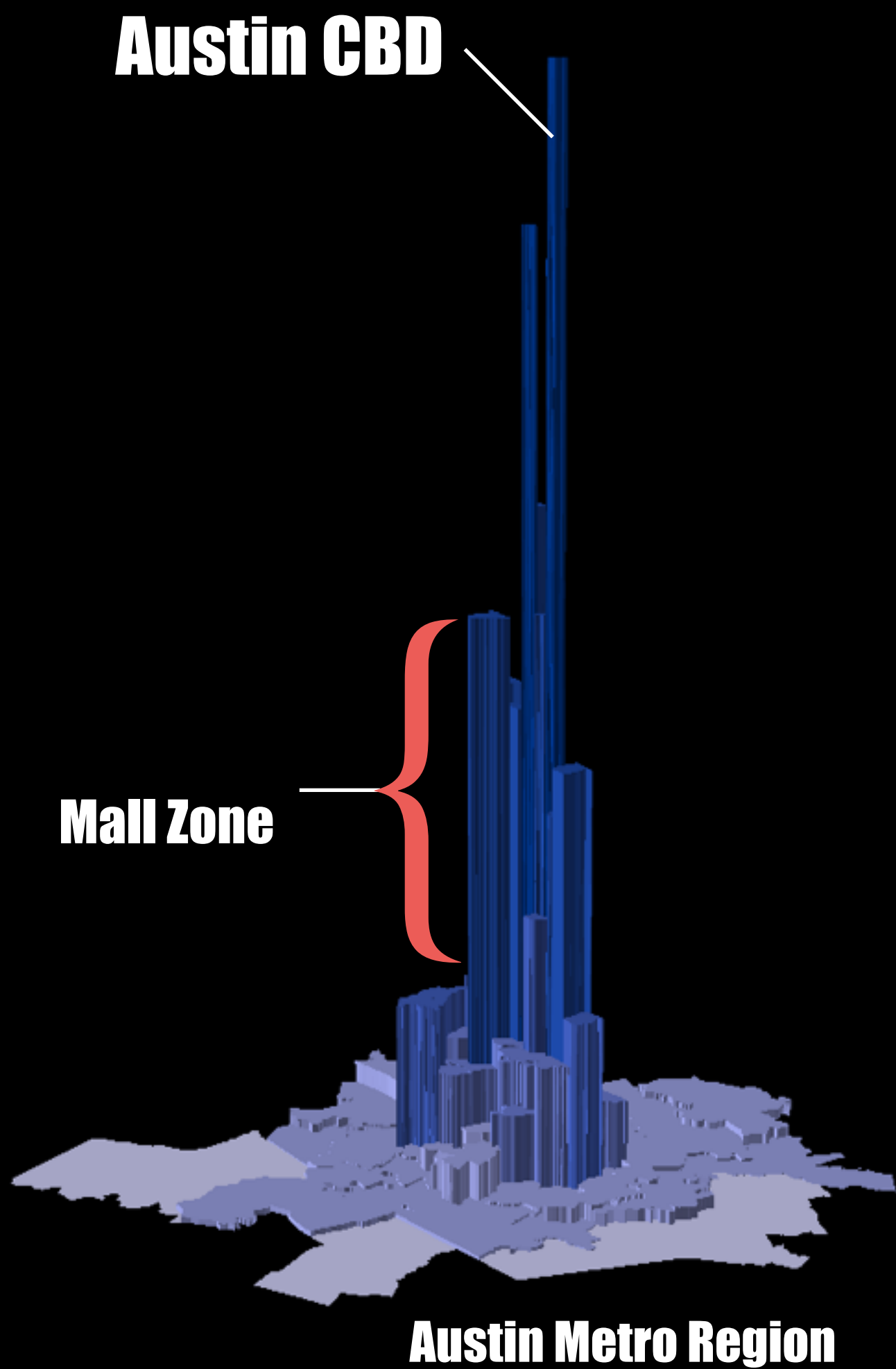
Retail Model Comparables

Metro Retail Sales Models



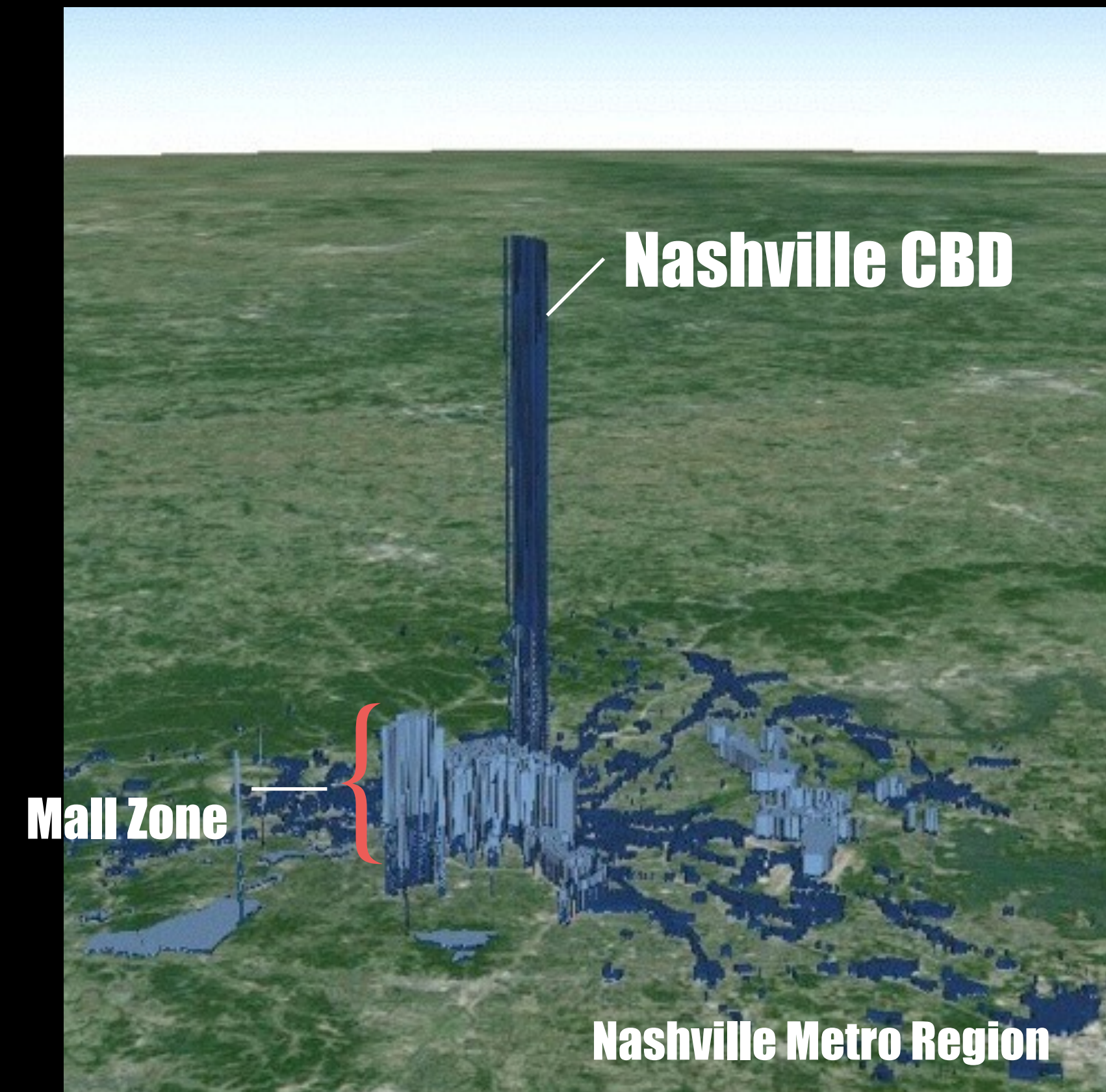
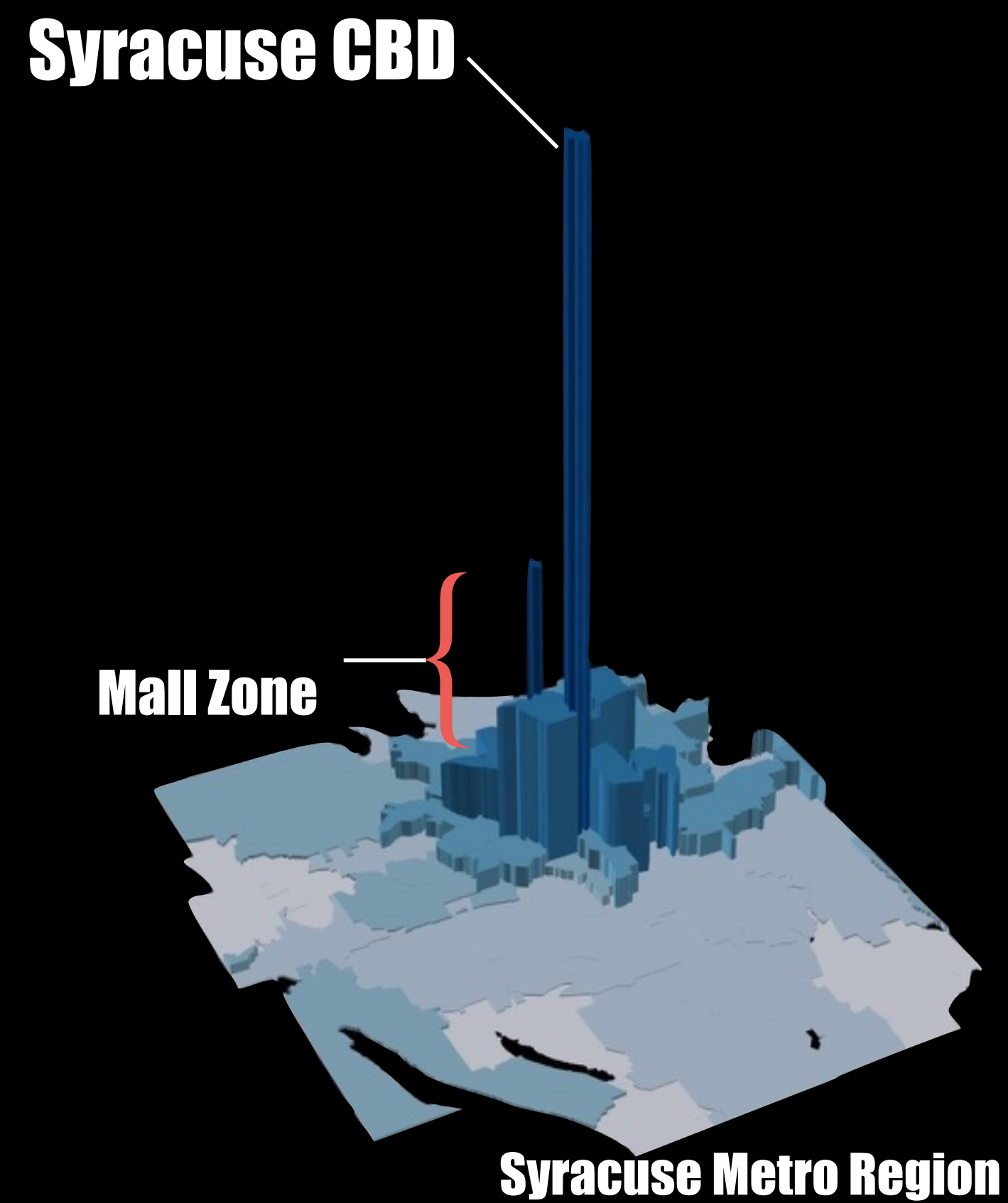
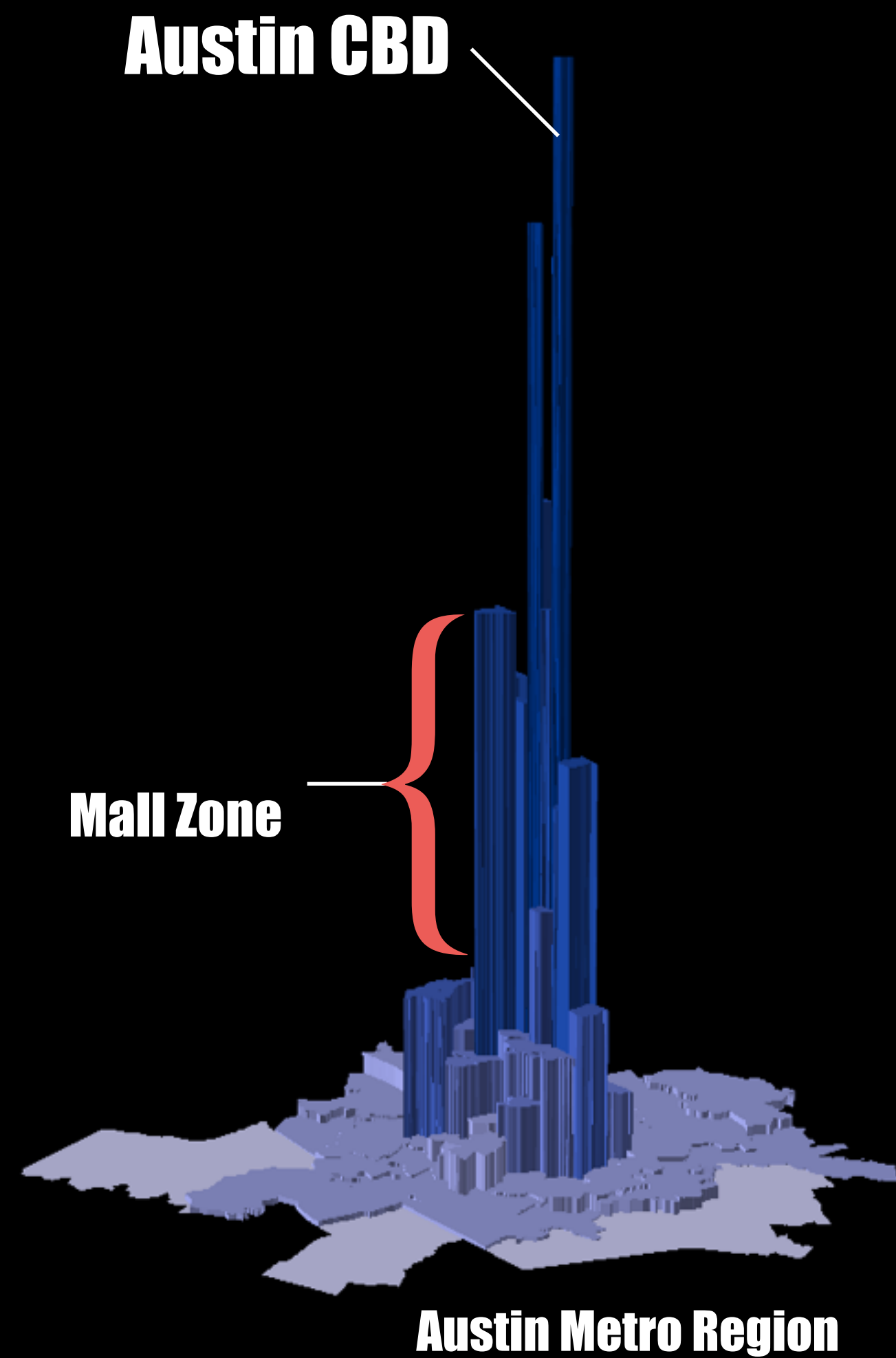
Retail Model Comparables

Metro Retail Sales Models



Retail Model Comparables

Metro Retail Sales Models





Dell Avenue

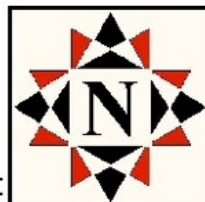
Urban3

Analyst:
Derek Sanders

Map:
Neil Thomas
Resource Data, Inc.

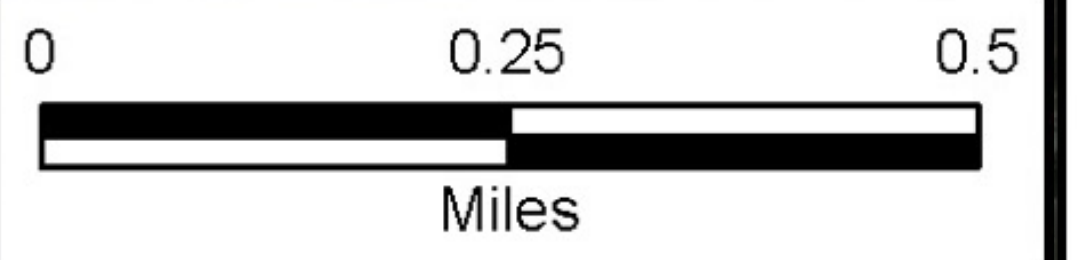
Legend


- Study Area
- Tax Exempt



LAND Assessment
Assessed Value Per Acre

- \$0.00 - \$5,000.00
- \$5,000.01 - \$10,000.00
- \$10,000.01 - \$15,000.00
- \$15,000.01 - \$20,000.00
- \$20,000.01 - \$25,000.00
- \$25,000.01 - \$30,000.00
- \$30,000.01 - \$35,000.00
- \$35,000.01 - \$40,000.00
- \$40,000.01 - \$45,000.00
- \$45,000.01 +





**Tax
Code**

44444444

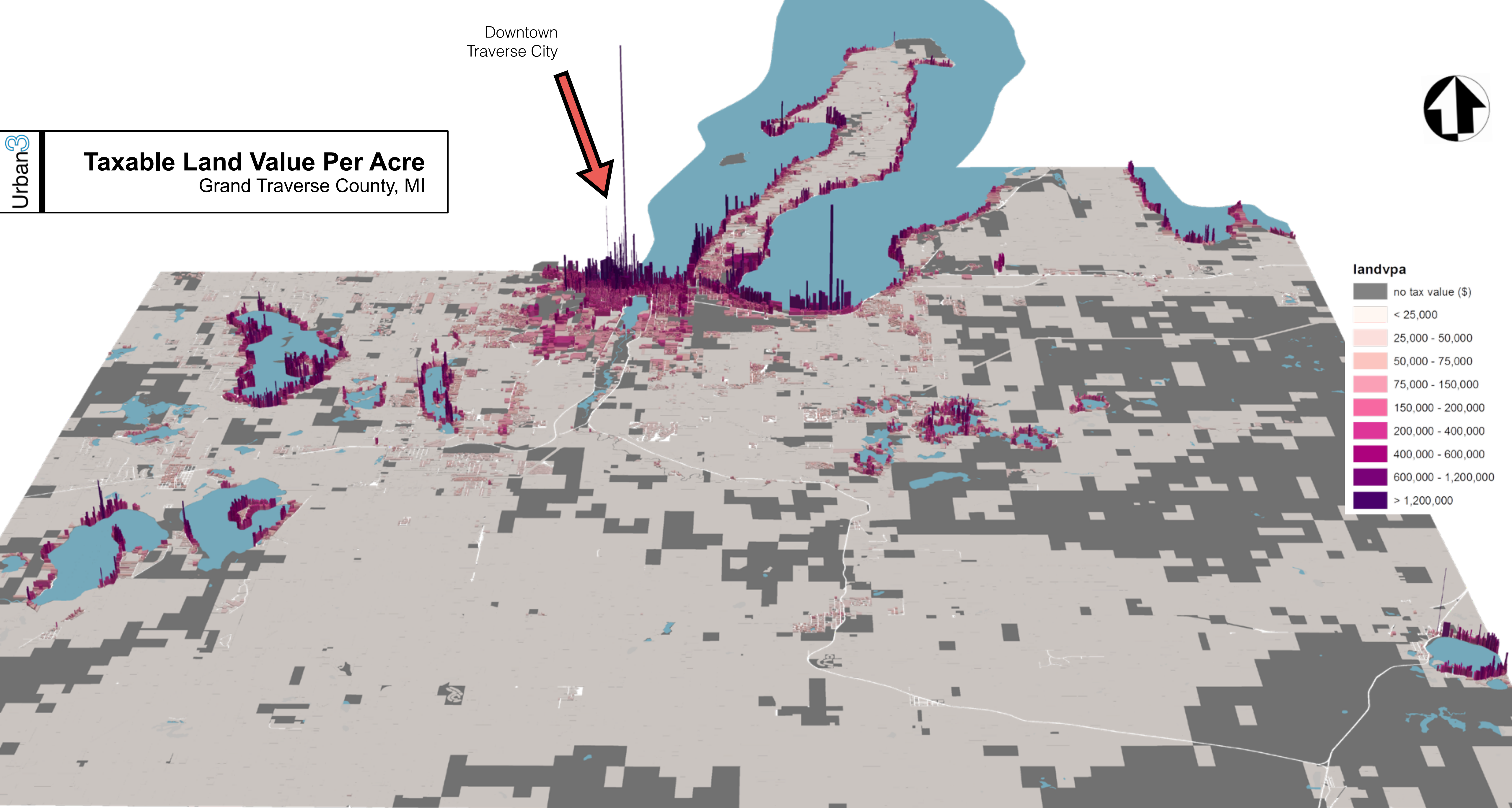
44444444

44444444
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Taxable Land Value Per Acre

Grand Traverse County, MI

Downtown
Traverse City

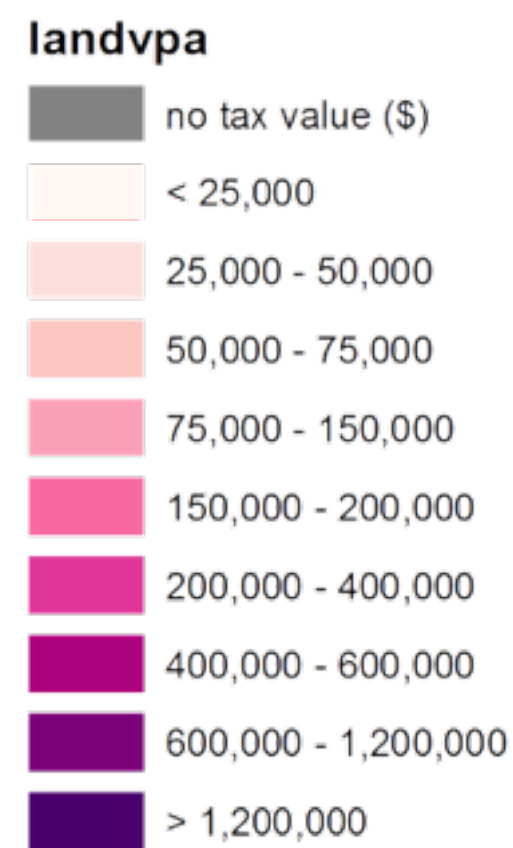


landvpa

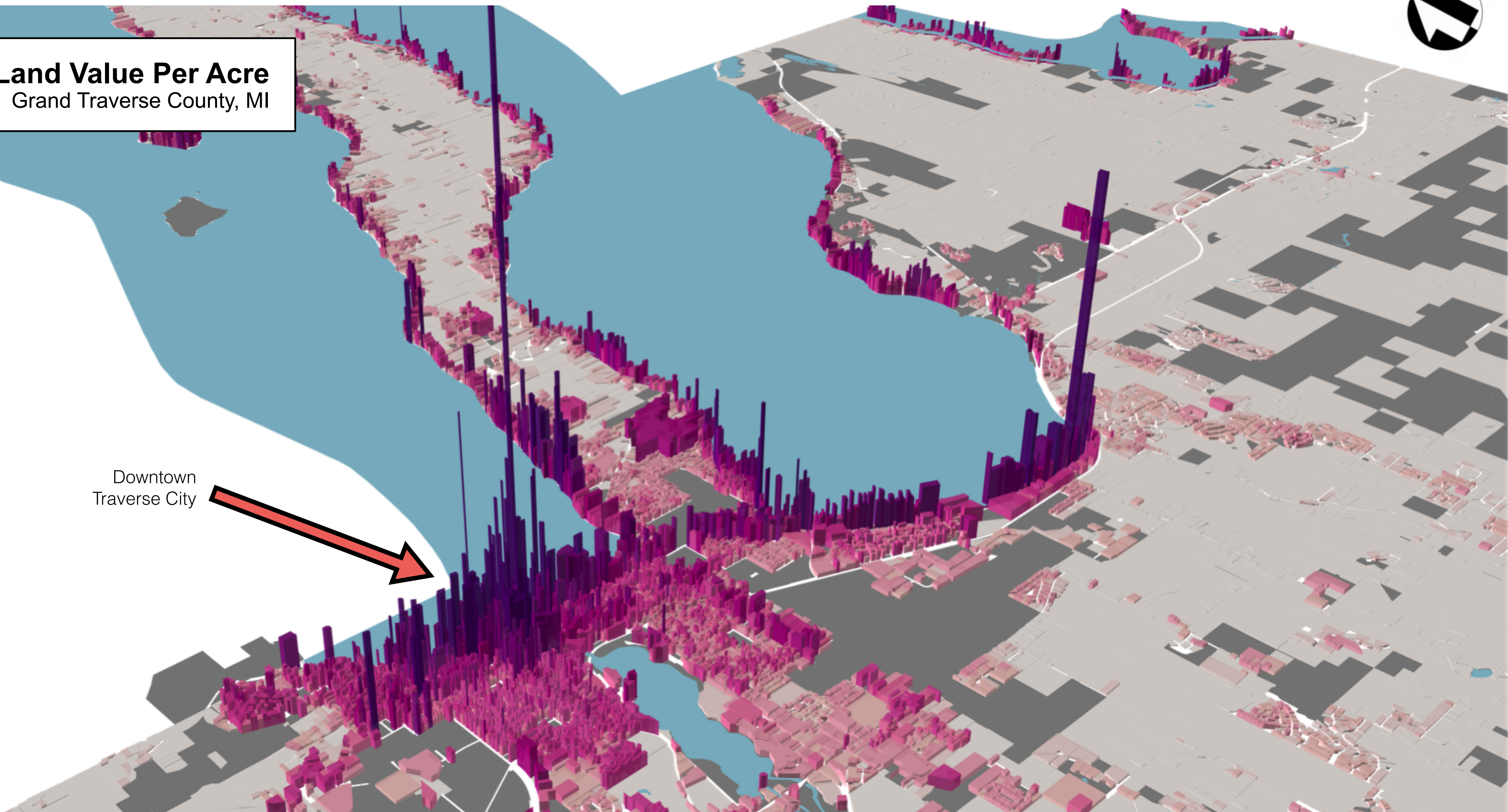
- no tax value (\$)
- < 25,000
- 25,000 - 50,000
- 50,000 - 75,000
- 75,000 - 150,000
- 150,000 - 200,000
- 200,000 - 400,000
- 400,000 - 600,000
- 600,000 - 1,200,000
- > 1,200,000

Taxable Land Value Per Acre

Grand Traverse County, MI

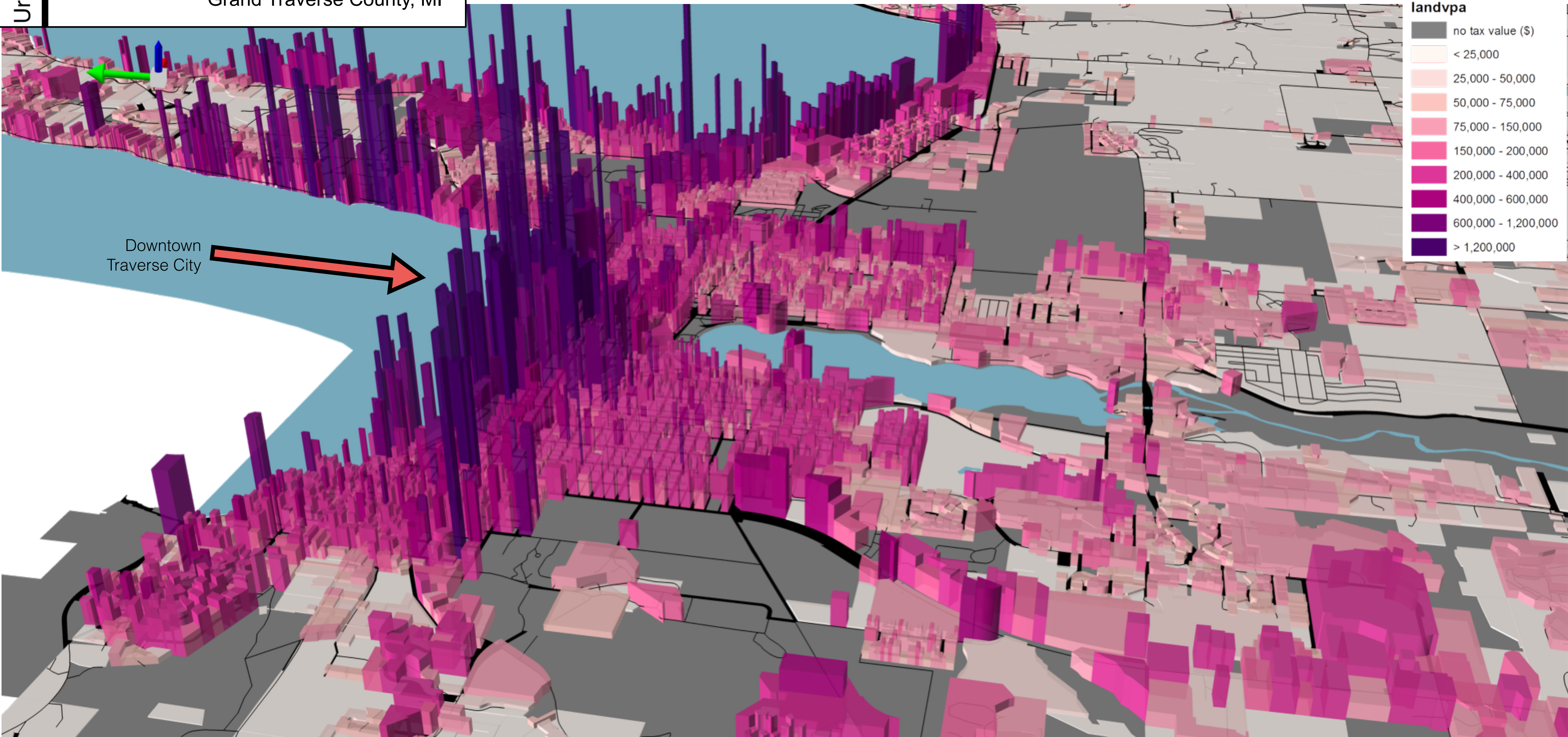


Downtown
Traverse City



Taxable Land Value Per Acre

Grand Traverse County, MI



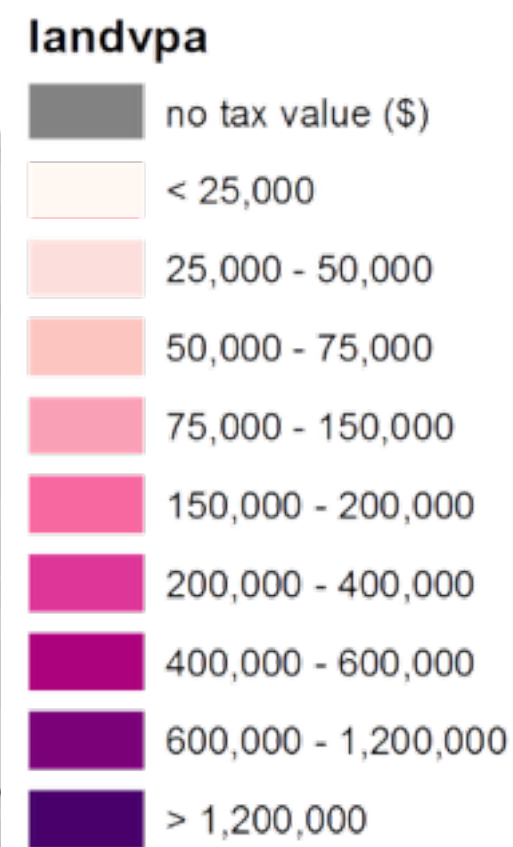
landvpa

no tax value (\$)
< 25,000
25,000 - 50,000
50,000 - 75,000
75,000 - 150,000
150,000 - 200,000
200,000 - 400,000
400,000 - 600,000
600,000 - 1,200,000
> 1,200,000

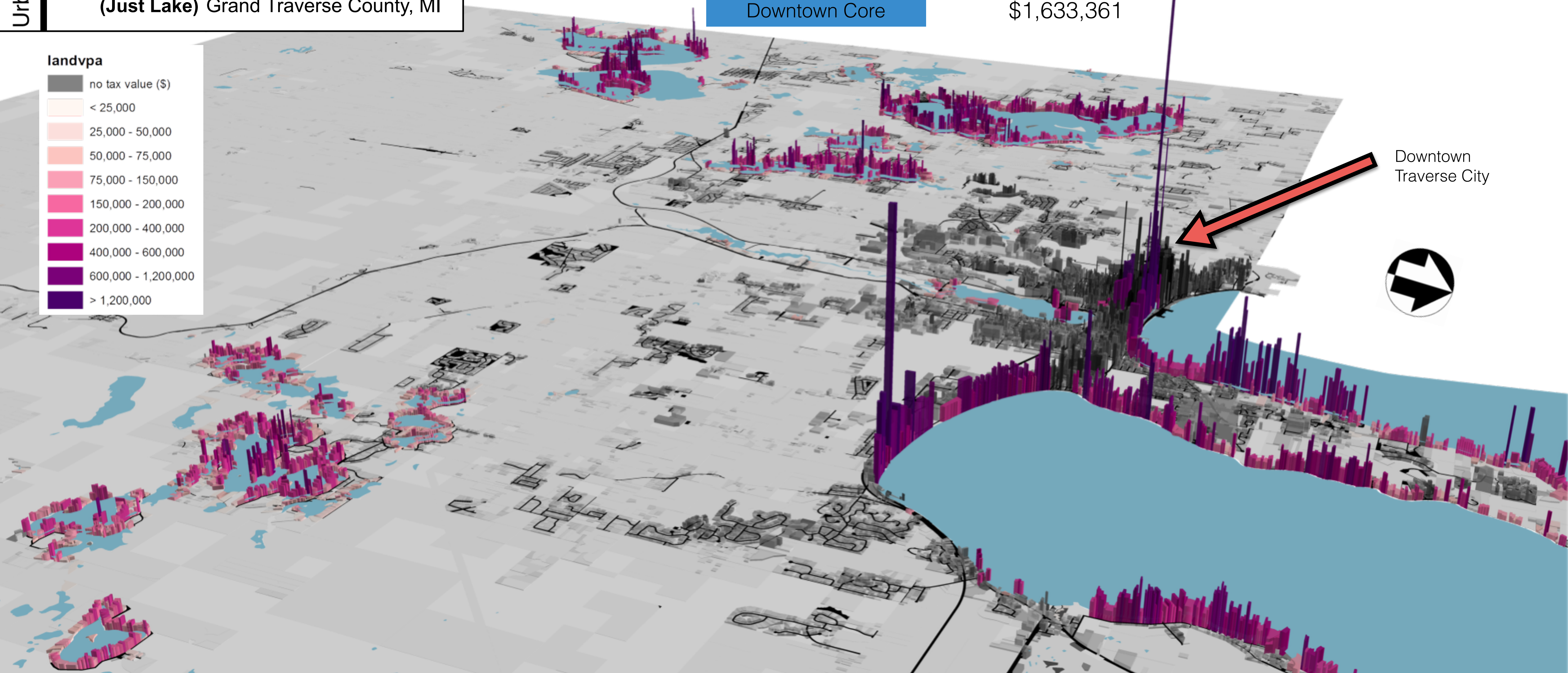


The Lake Effect

Taxable Land Value Per Acre (Just Lake) Grand Traverse County, MI



Land VPA	
Countywide Lakefront (no downtown)	\$297,628
Downtown	\$1,022,259
Downtown Core	\$1,633,361



Downtown
Traverse City





MARKET FORCES



Lafayette, LA



Lafayette, LA

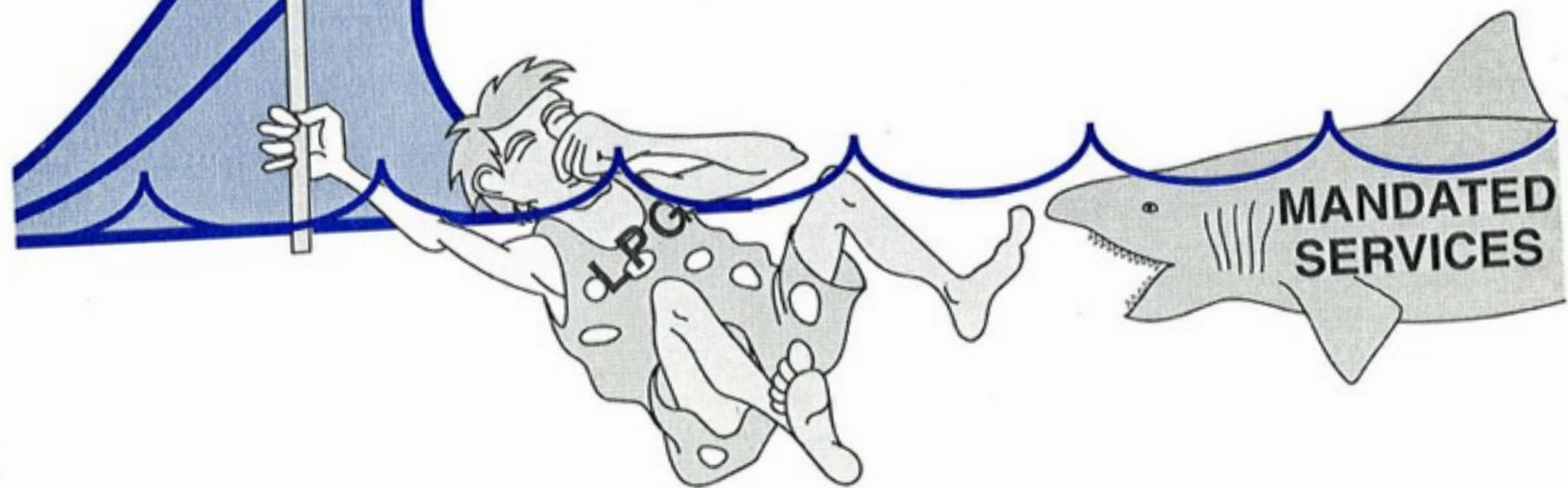
“It's déjà vu all over again” - Yogi Berra



PARISH

GOVERNMENT

BUDGET
DOCUMENT
1994



“It's déjà vu all over again”

- Yogi Berra



PARISH GOVERNMENT

BUDGET DOCUMENT 1994



PARISH GOVERNMENT

Budget 1995



State of Louisiana	.....
Invoice for Services Billed to Laf. Par. Gov't	.....
Services Rendered: Not expected, wanted, requested, or necessary	.....
City Judge Election	..... \$65,000
Recall Litigation	..... \$100,000
Total	..... \$165,000

Floods, hurricanes. Just when we thought we were safe . . .



Lafayette Parish Taxpayer

“It's déjà vu all over again” - Yogi Berra



PARISH GOVERNMENT

BUDGET DOCUMENT 1994



PARISH GOVERNMENT

Budget 1995



State of Louisiana	.....
Invoice for Services Billed to Laf. Par. Gov't.	.....
Services Rendered: Not expected, wanted, requested, or necessary	.....
City Judge Election	.....\$65,000
Recall Litigation	.....\$100,000
Total	.....\$165,000

Floods, hurricanes. Just when we thought we were safe . . .

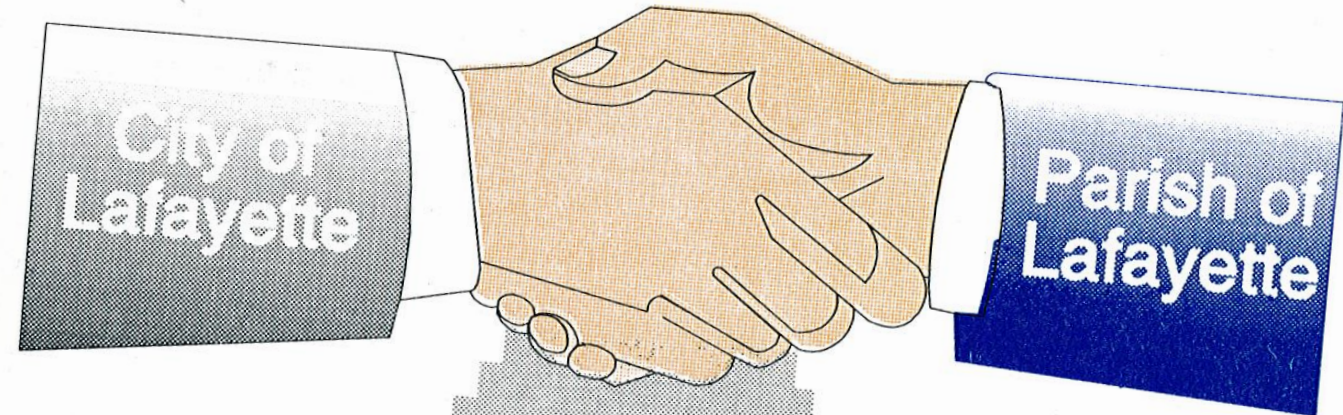


Lafayette Parish Taxpayer



PARISH GOVERNMENT

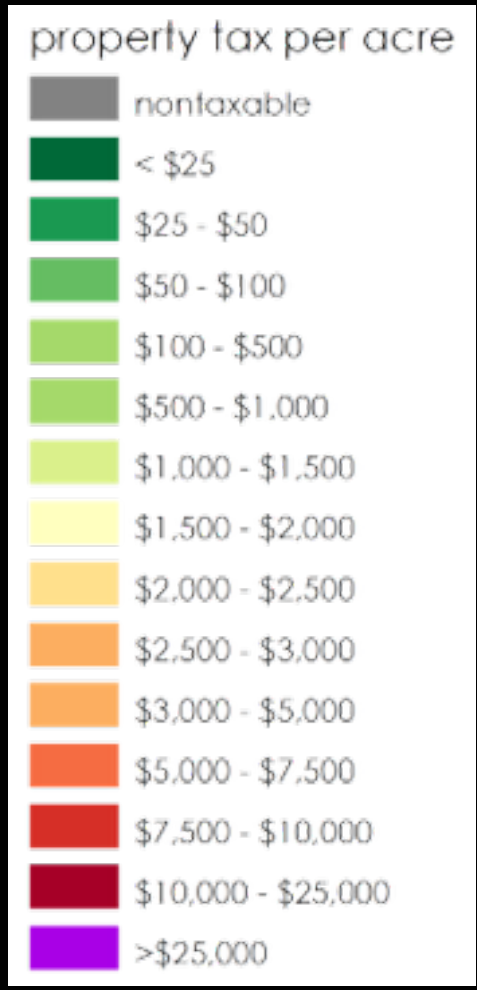
Budget Document for 1996



Coming together to form a consolidated government for the benefit of our citizens

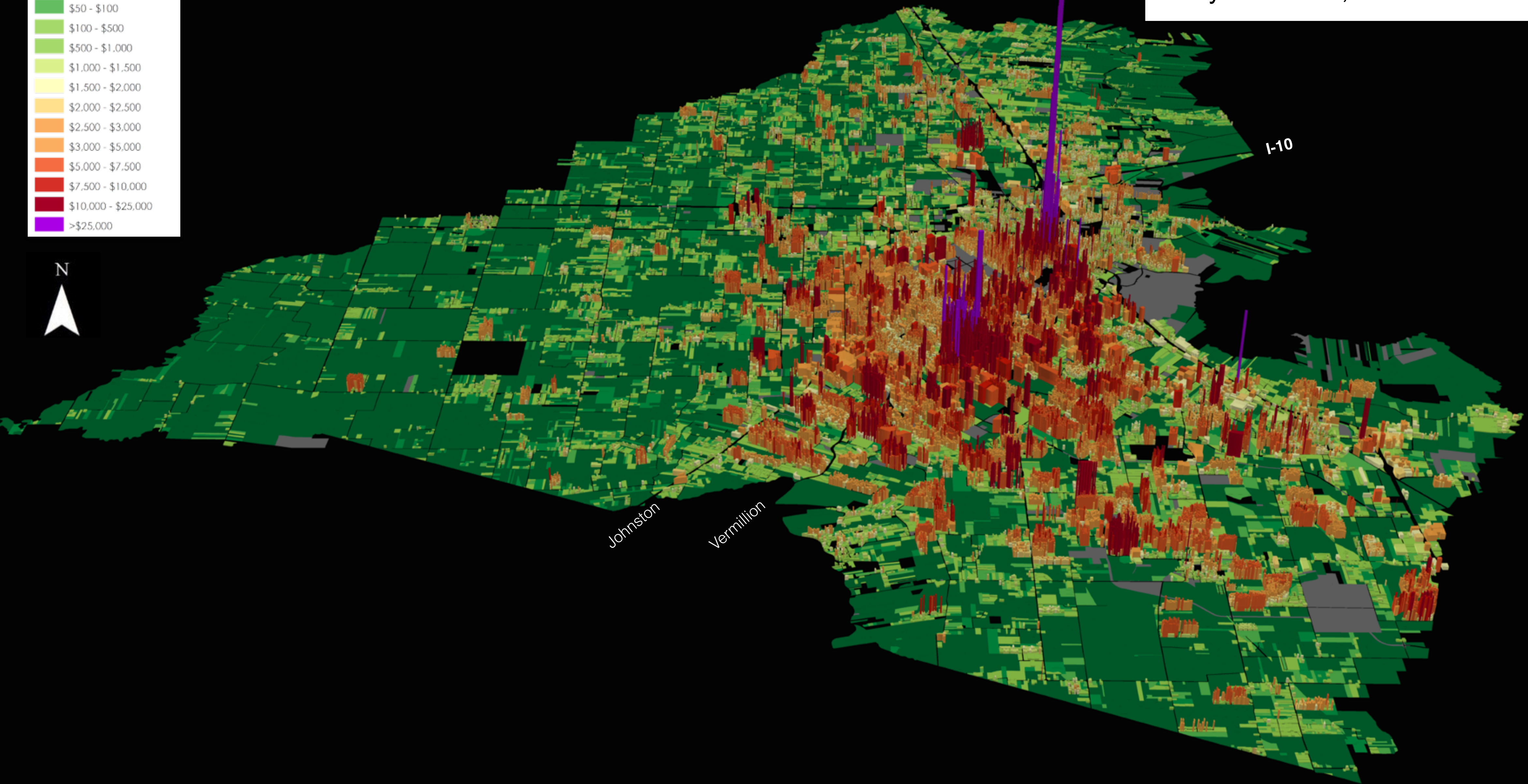
“It's déjà vu all over again”

- Yogi Berra



Property Taxes Per Acre

Lafayette Parish, LA



Johnston

Vermillion

I-49

I-10



Pavement

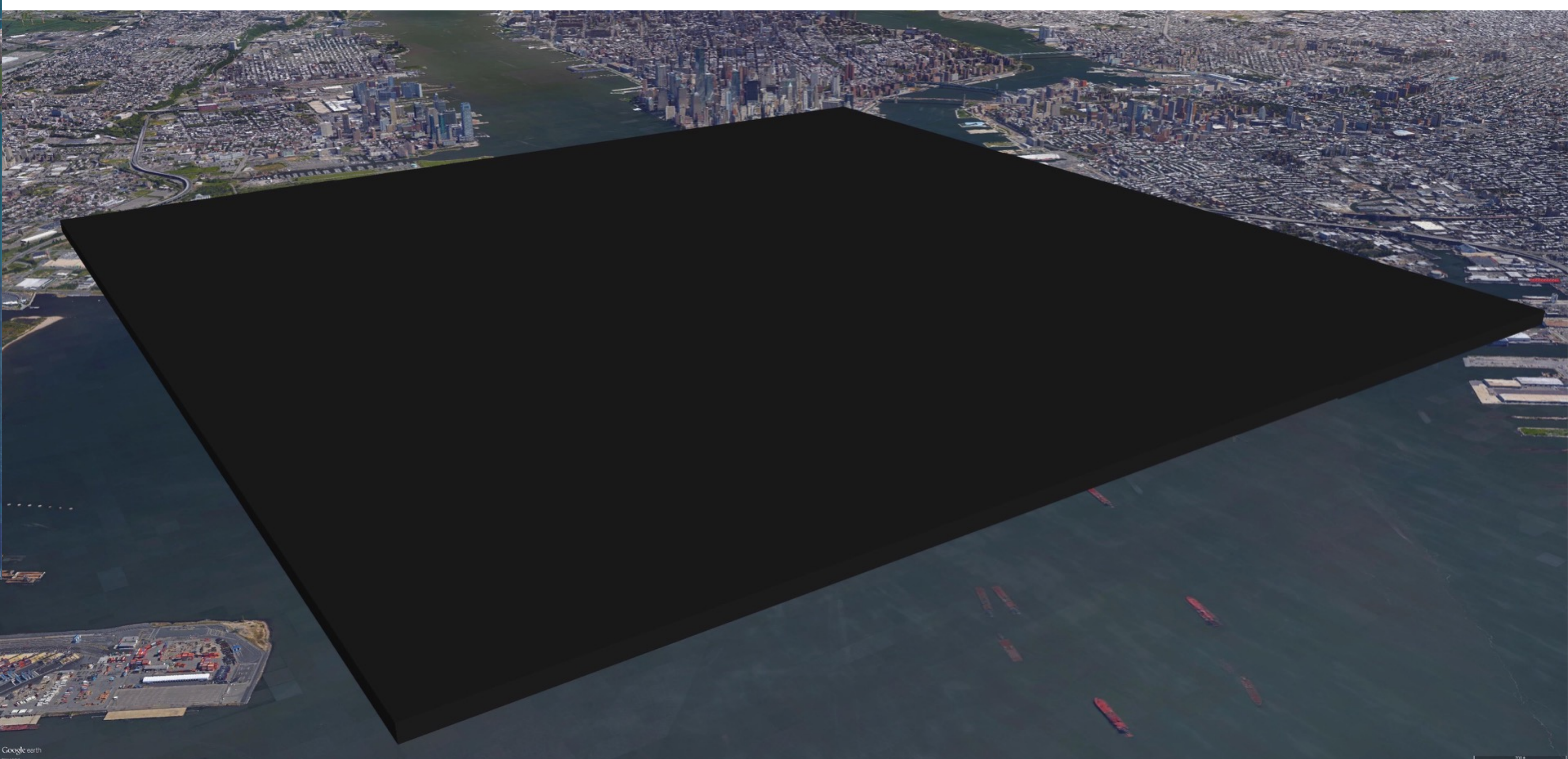
Network Distribution Methodology

Lafayette Parish, LA



This is the relative necessity of all trips in the network.

System Weighted

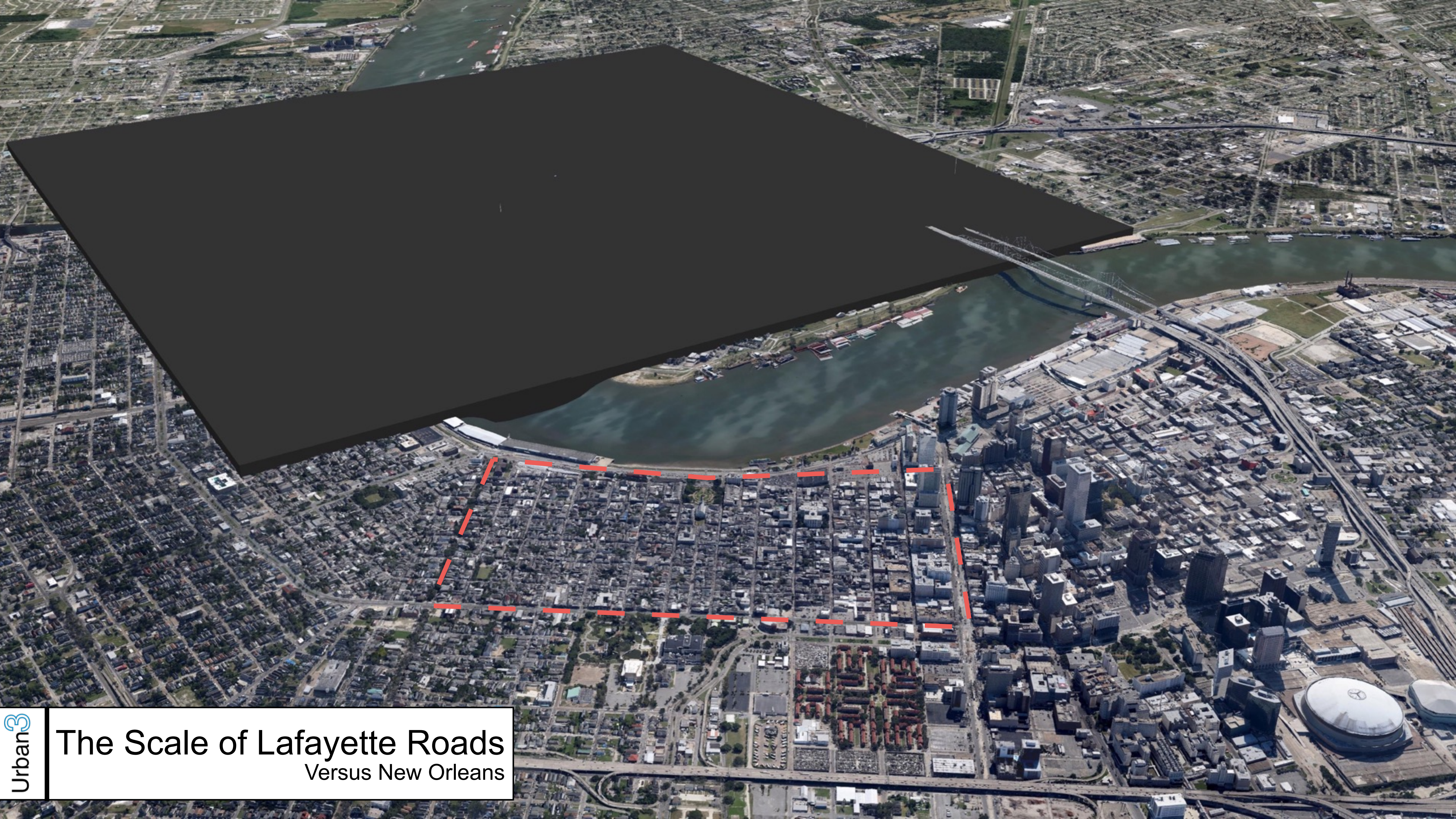


Google earth

Urban3

The Scale of Lafayette Roads

Versus Manhattan

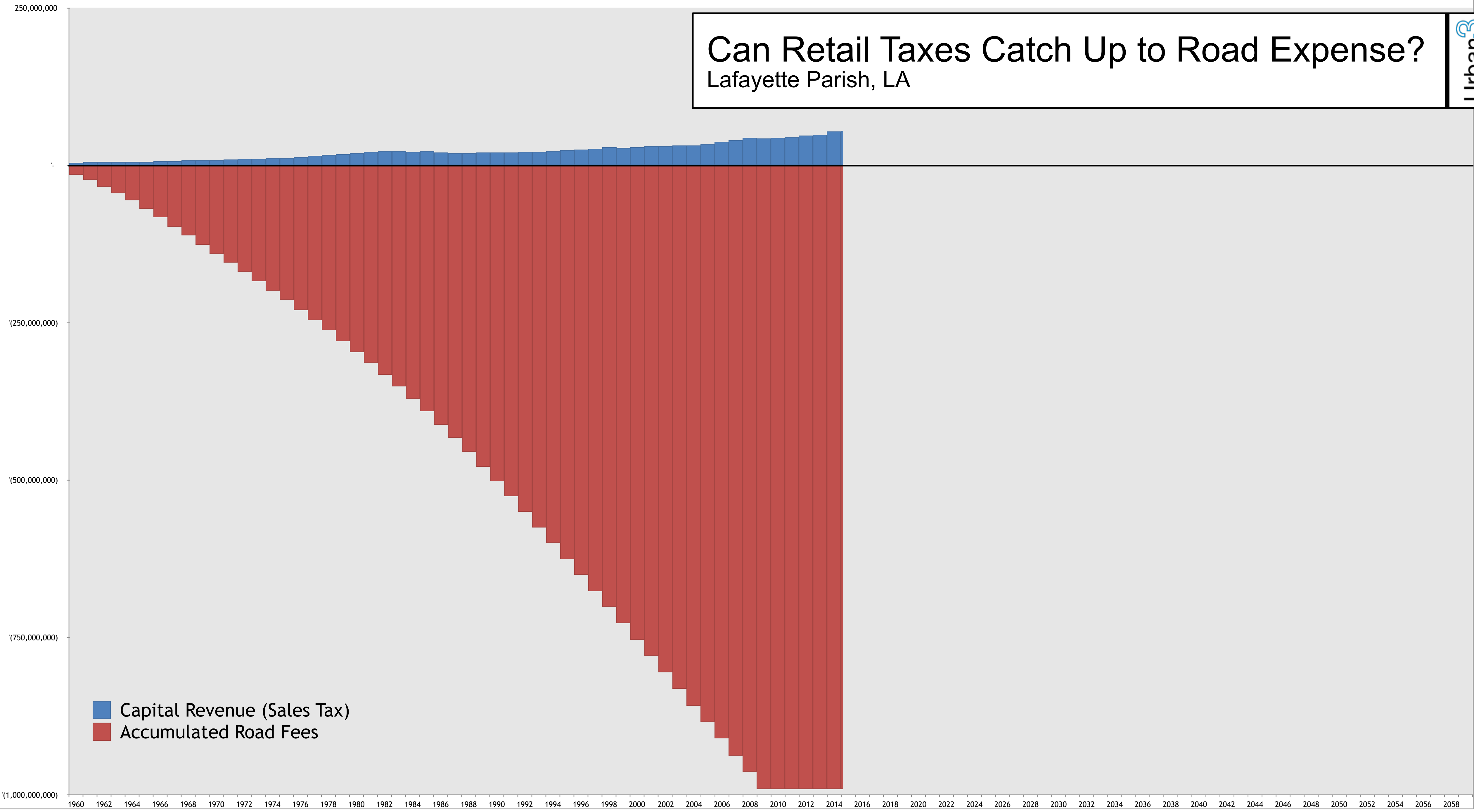


The Scale of Lafayette Roads

Versus New Orleans

Can Retail Taxes Catch Up to Road Expense?

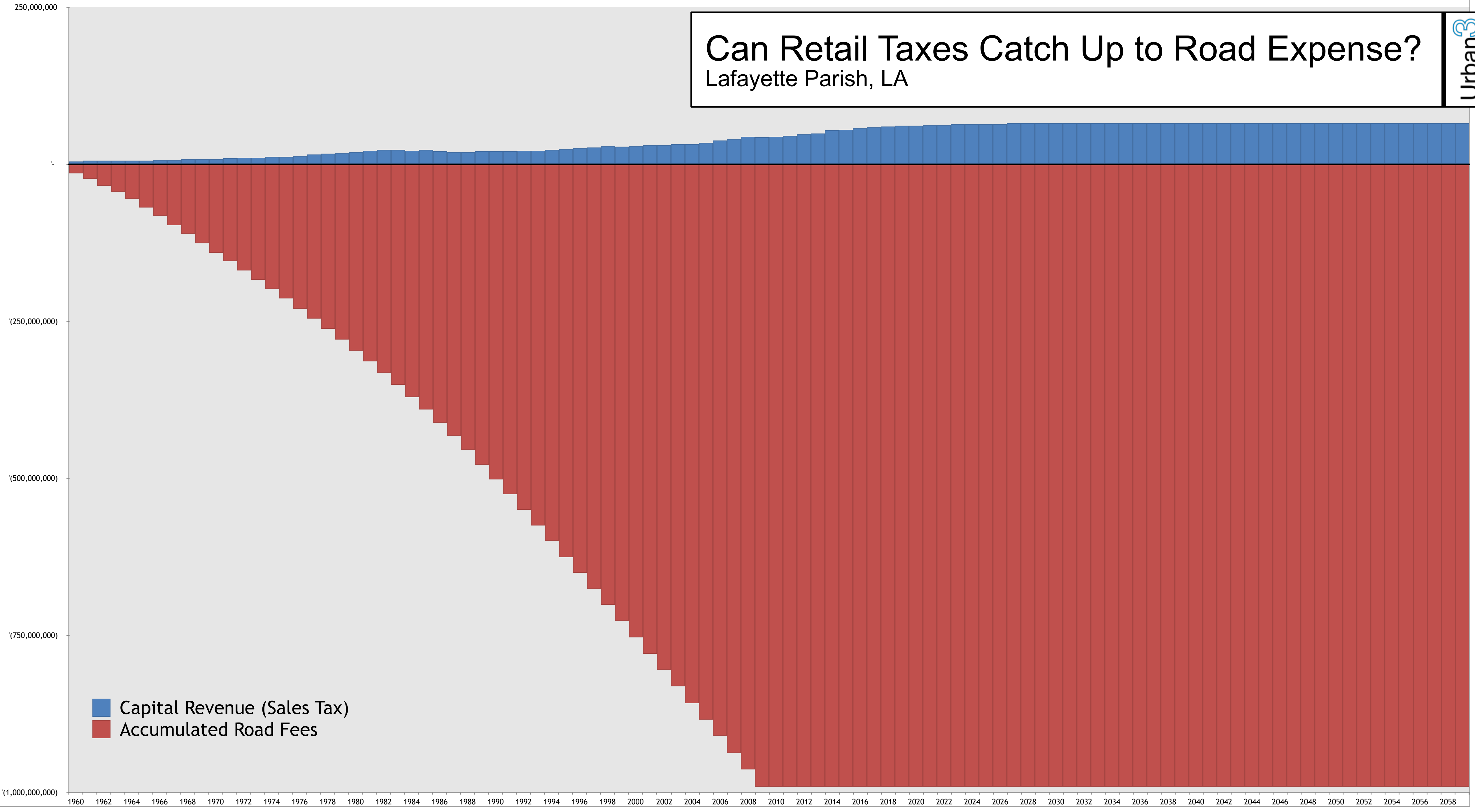
Lafayette Parish, LA



Capital Revenue (Sales Tax)
Accumulated Road Fees

Can Retail Taxes Catch Up to Road Expense?

Lafayette Parish, LA



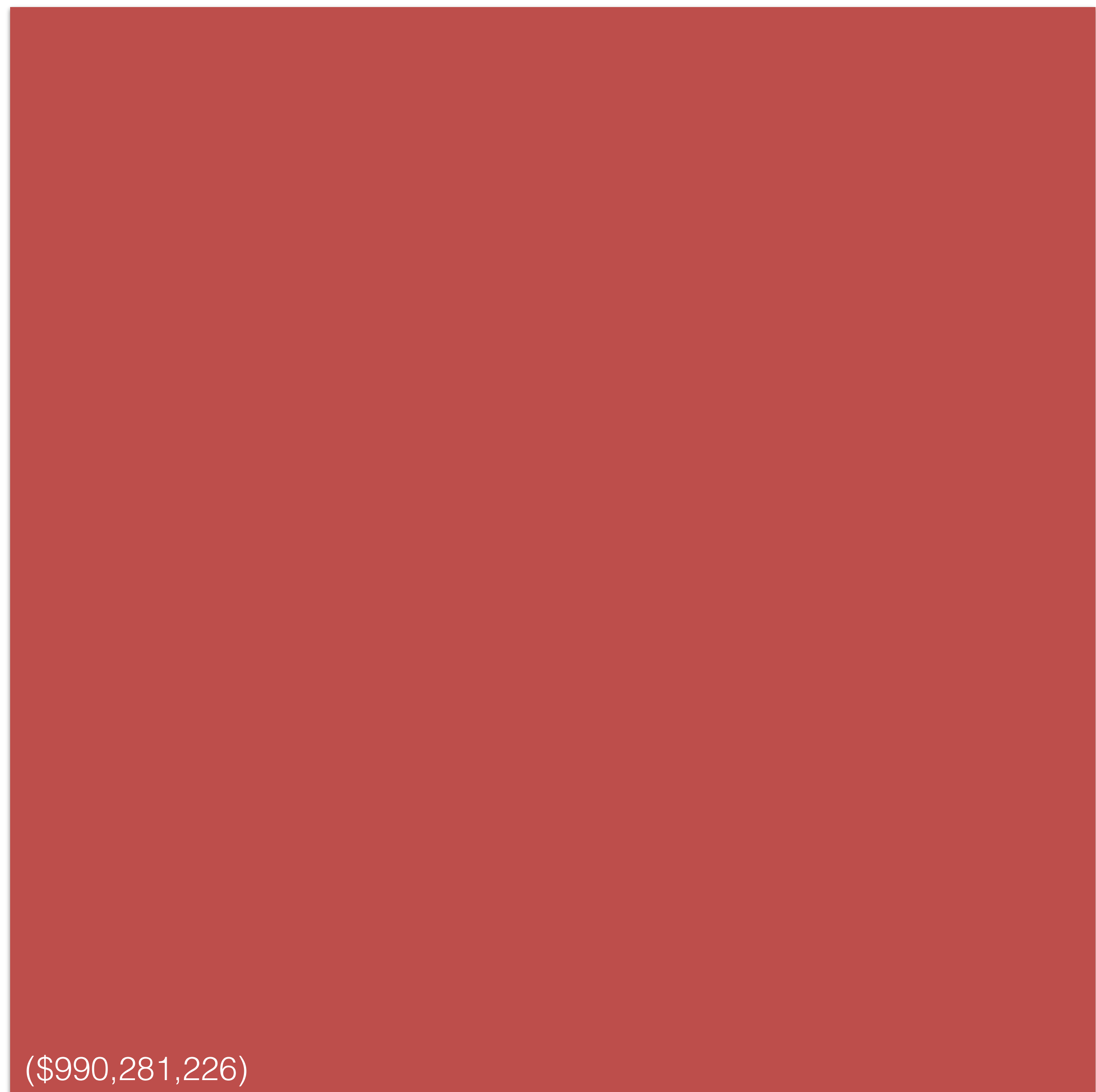
Capital Revenue (Sales Tax)
Accumulated Road Fees

Accumulated 50 Year Total

(2015) Lafayette, LA



Capital Revenue



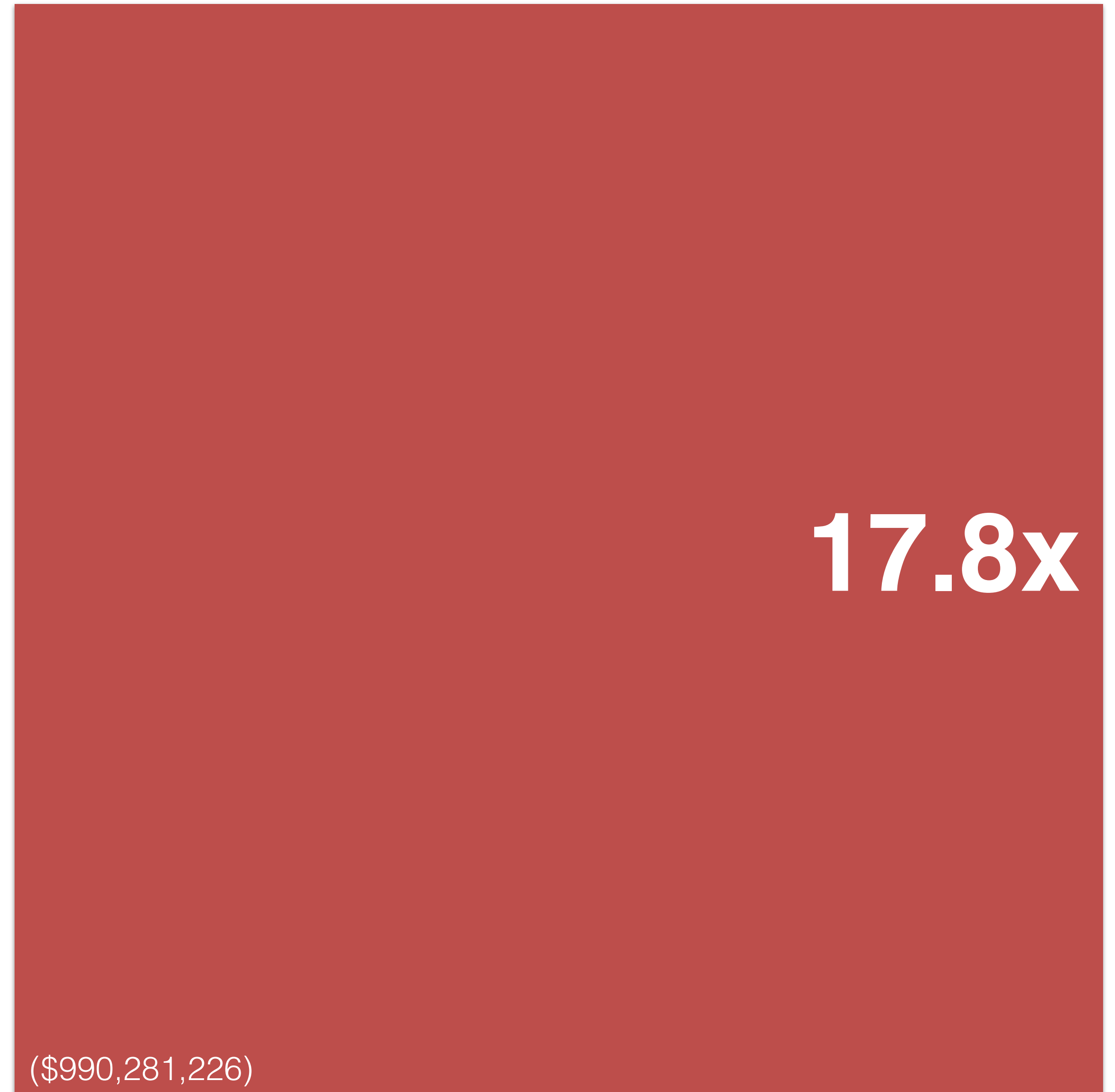
Road Cost

Accumulated 50 Year Total

(2015) Lafayette, LA



Capital Revenue



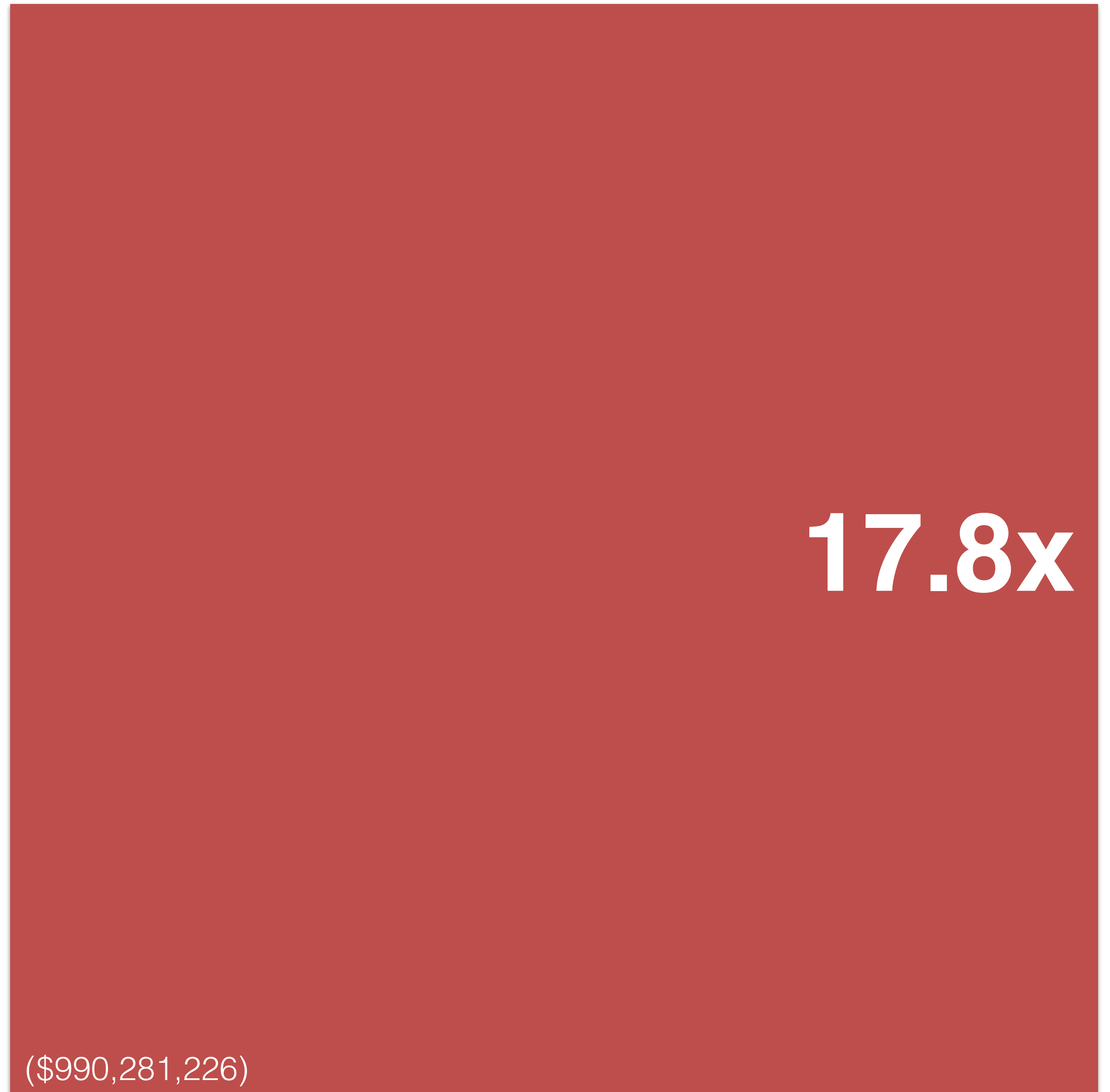
Road Cost

Accumulated 50 Year Total

(2015) Lafayette, LA



Capital Revenue



Road Cost



**“It’s not where you live;
it’s what you believe.”**

Jared Bellerd
Lafayette Coucilman



**“It’s not where you live;
it’s what you believe.”**

Jared Bellerd
Lafayette Coucilman



There is no such thing as an infrastructure fairy.

Kevin Blanchard
World’s Greatest Public Works Director



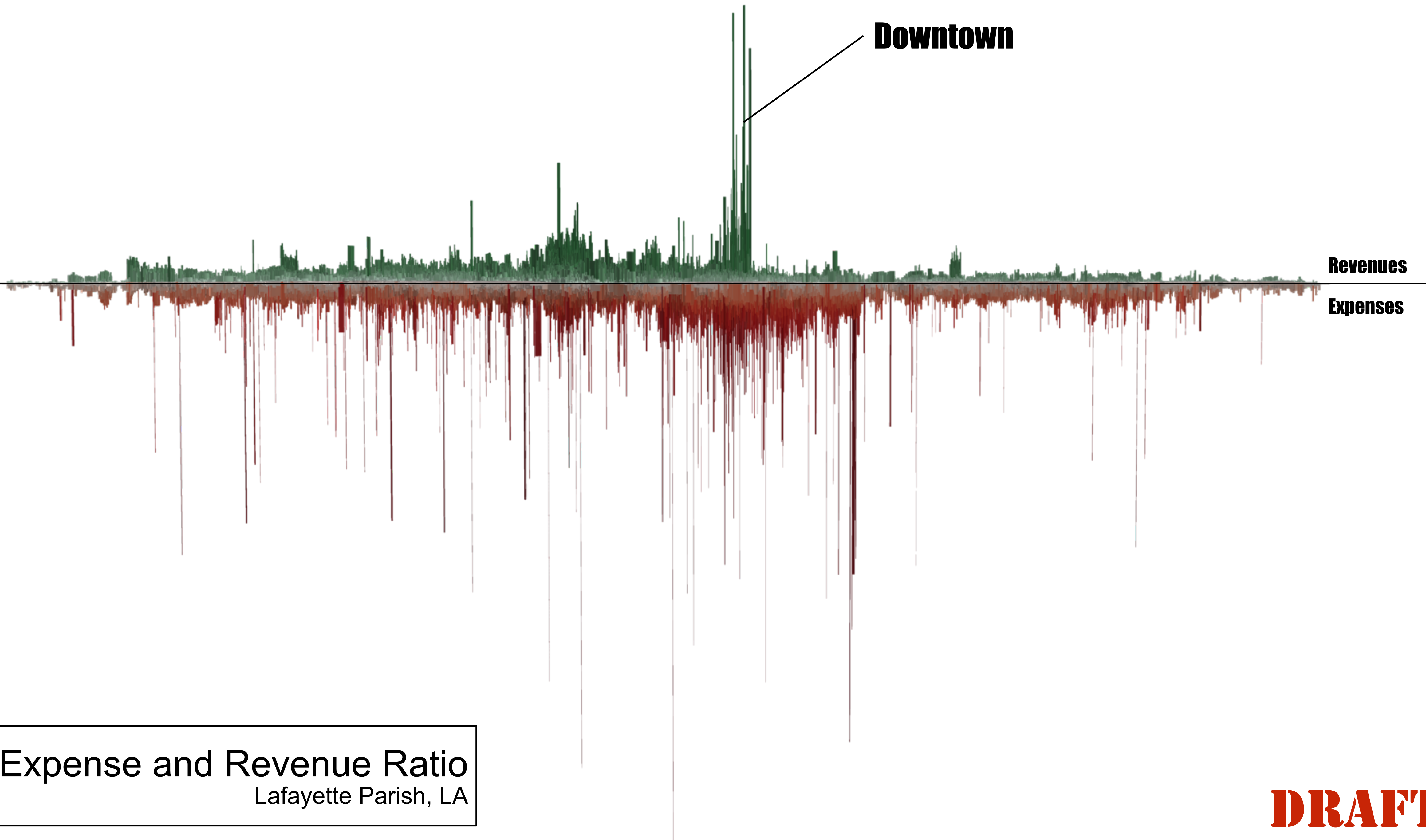
**“It’s not where you live;
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There is no such thing as an infrastructure fairy.

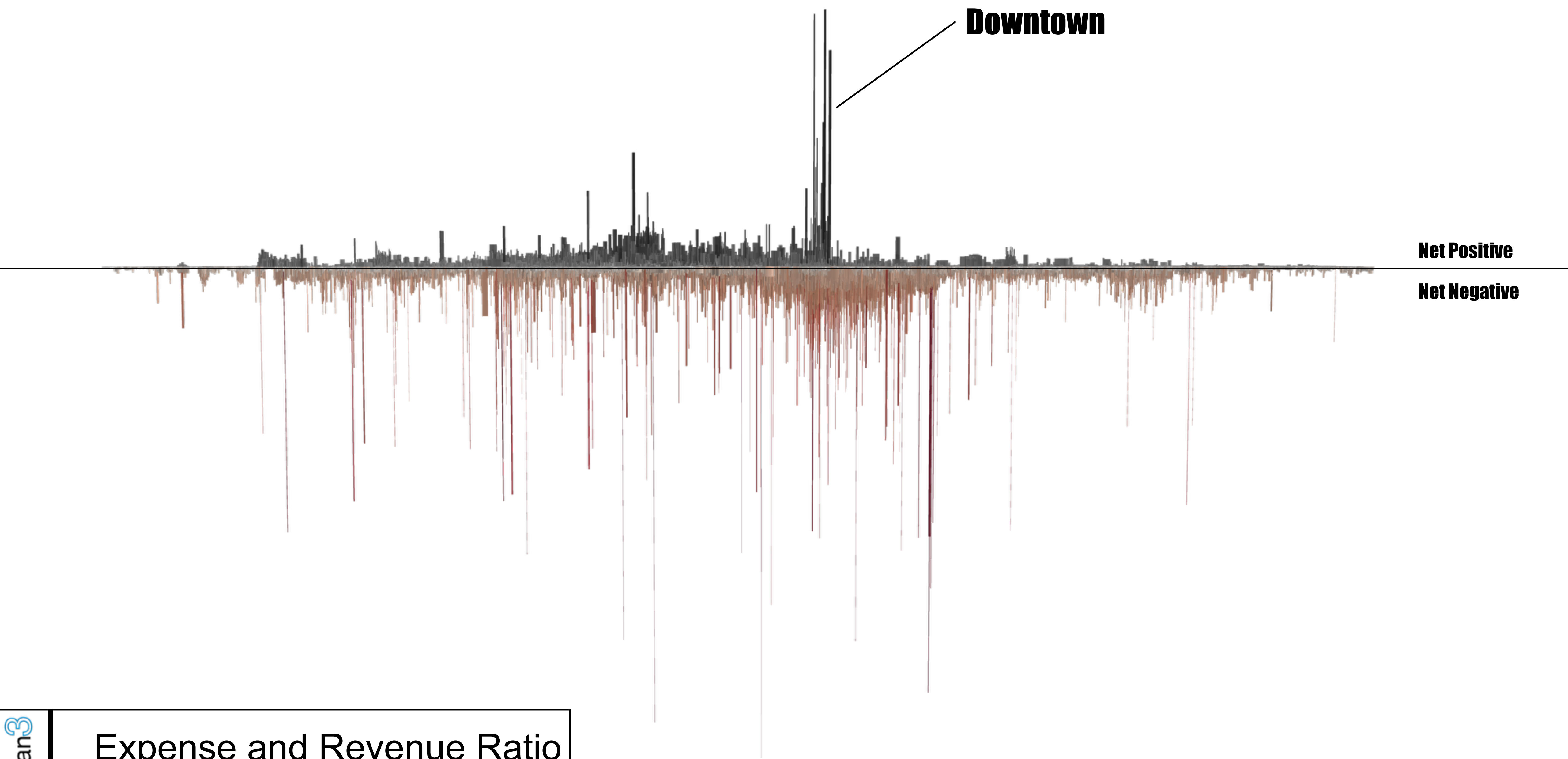
Kevin Blanchard
World’s Greatest Public Works Director



Downtown

Revenues

Expenses



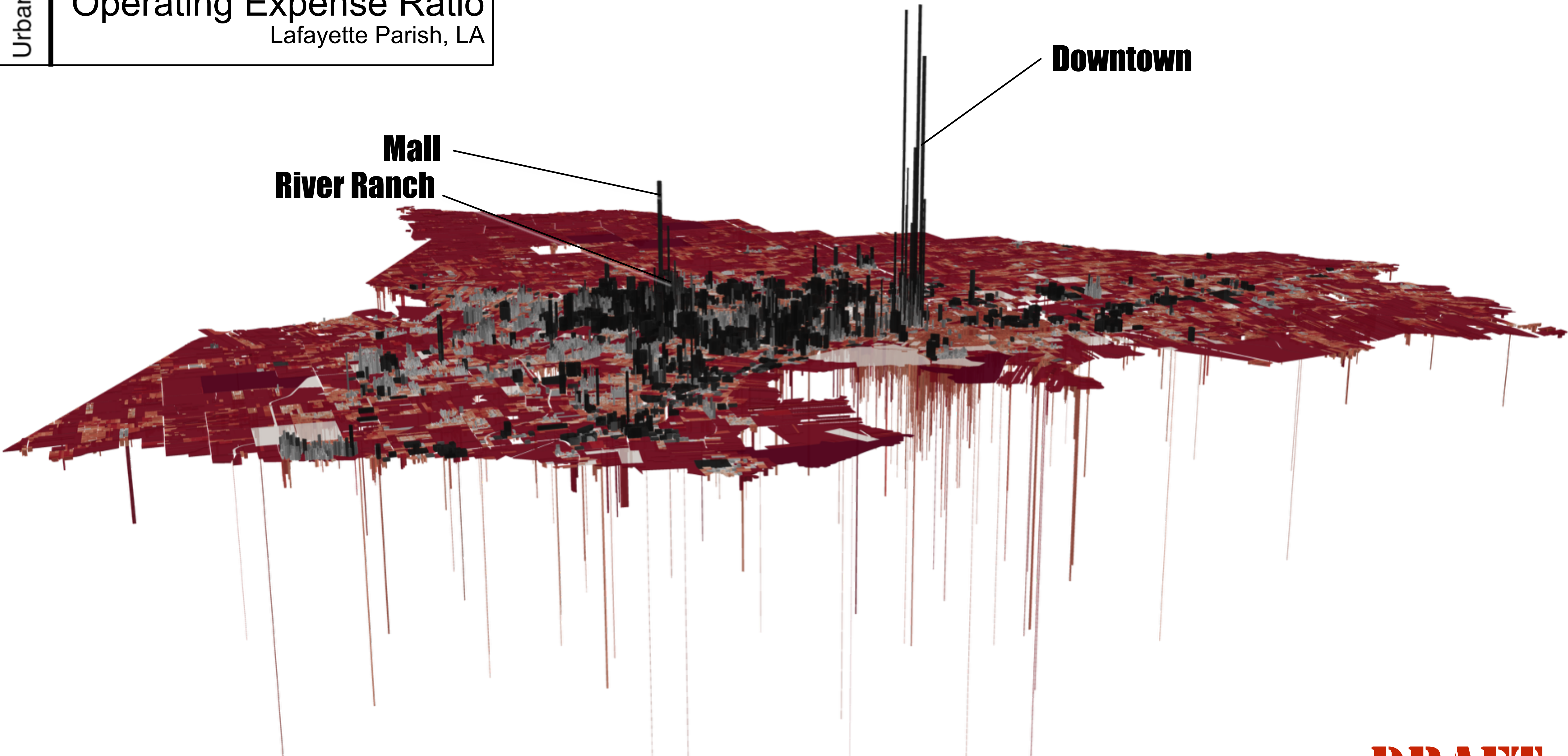
Downtown

Net Positive

Net Negative

Operating Expense Ratio

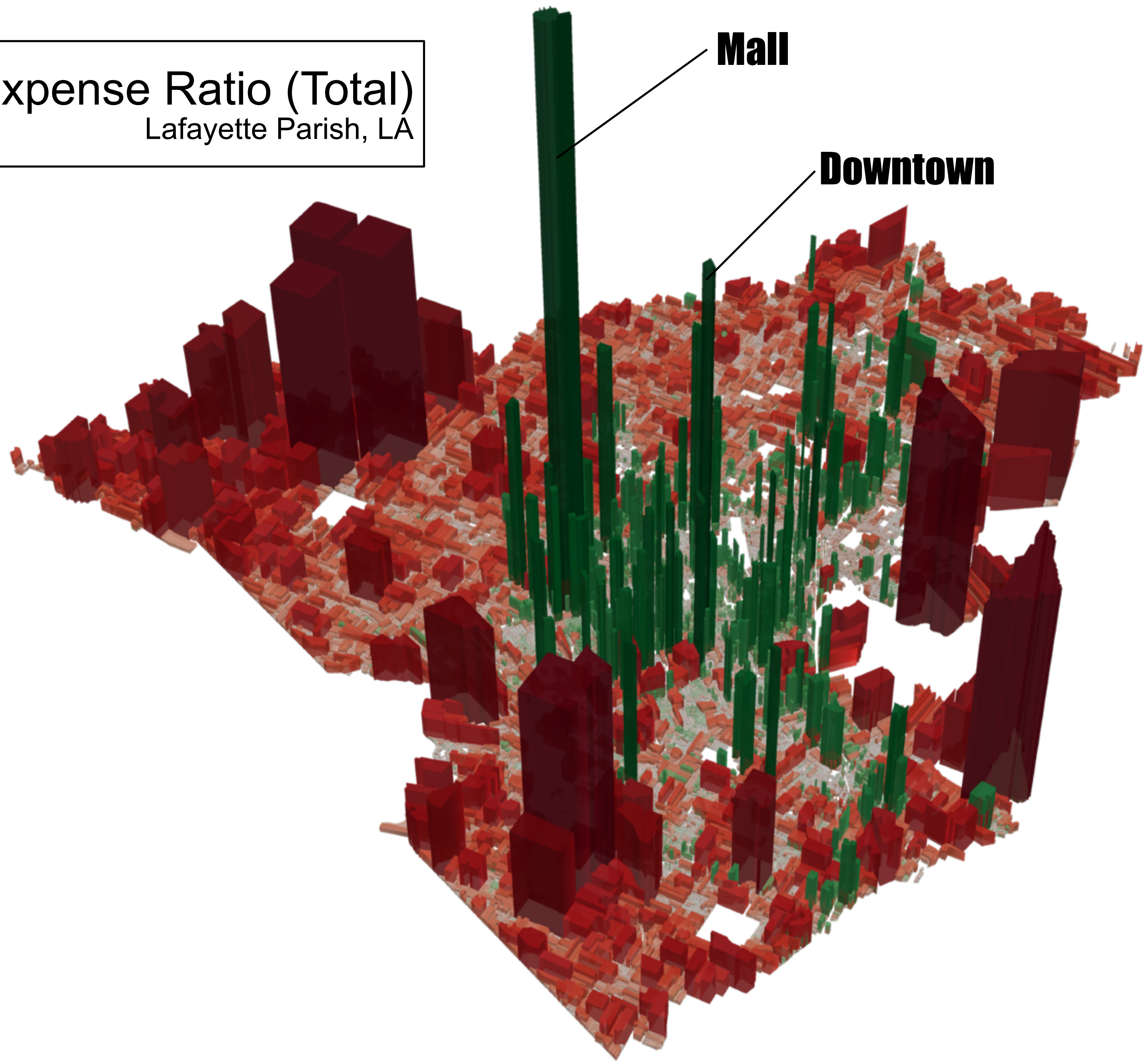
Lafayette Parish, LA



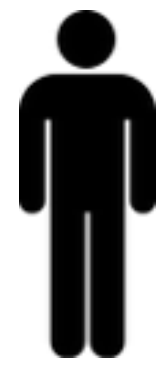
DRAFT

Operating Expense Ratio (Total)

Lafayette Parish, LA



DRAFT



Population

1949
33,500

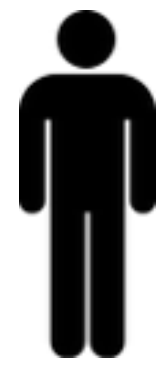


Feet of pipe/person



Fire Hydrants/1,000 people

Source: Sanborn Maps and LCG Records



Population



Feet of pipe/person



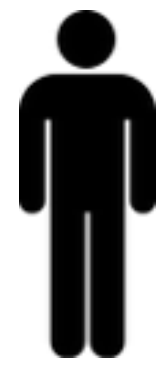
Fire Hydrants/1,000 people

1949

33,500



Source: Sanborn Maps and LCG Records



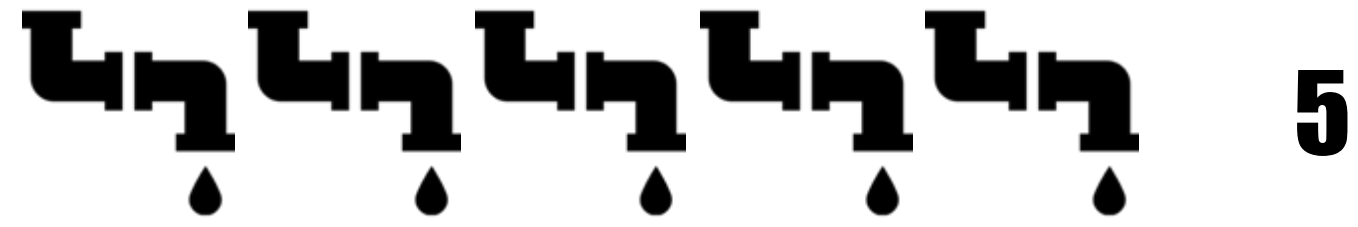
Population

1949

33,500

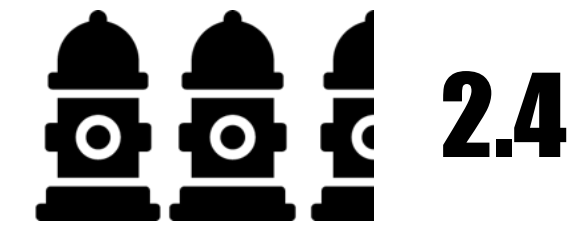


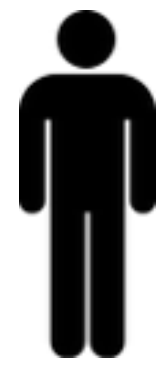
Feet of pipe/person



Fire Hydrants/1,000 people

Source: Sanborn Maps and LCG Records





Population



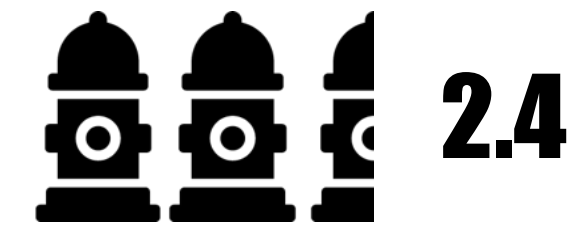
Feet of pipe/person



Fire Hydrants/1,000 people

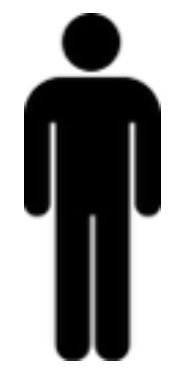
1949

33,500



Source: Sanborn Maps and LCG Records

2015



Population



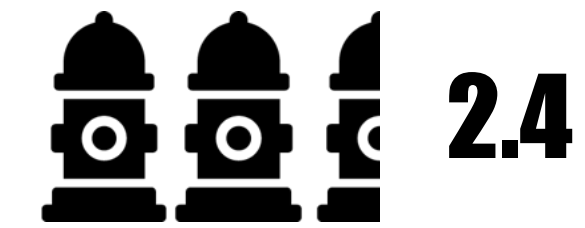
Feet of pipe/person



Fire Hydrants/1,000 people

1949

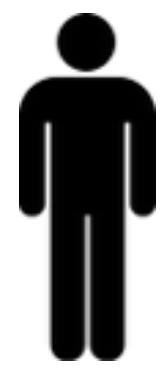
33,500



Source: Sanborn Maps and LCG Records

2015

121,000



Population



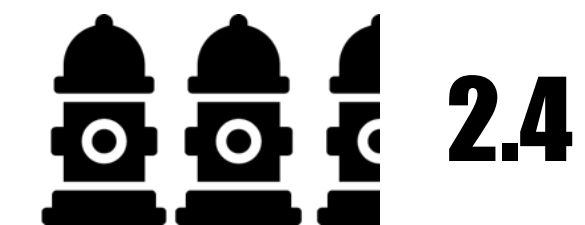
Feet of pipe/person



Fire Hydrants/1,000 people

1949

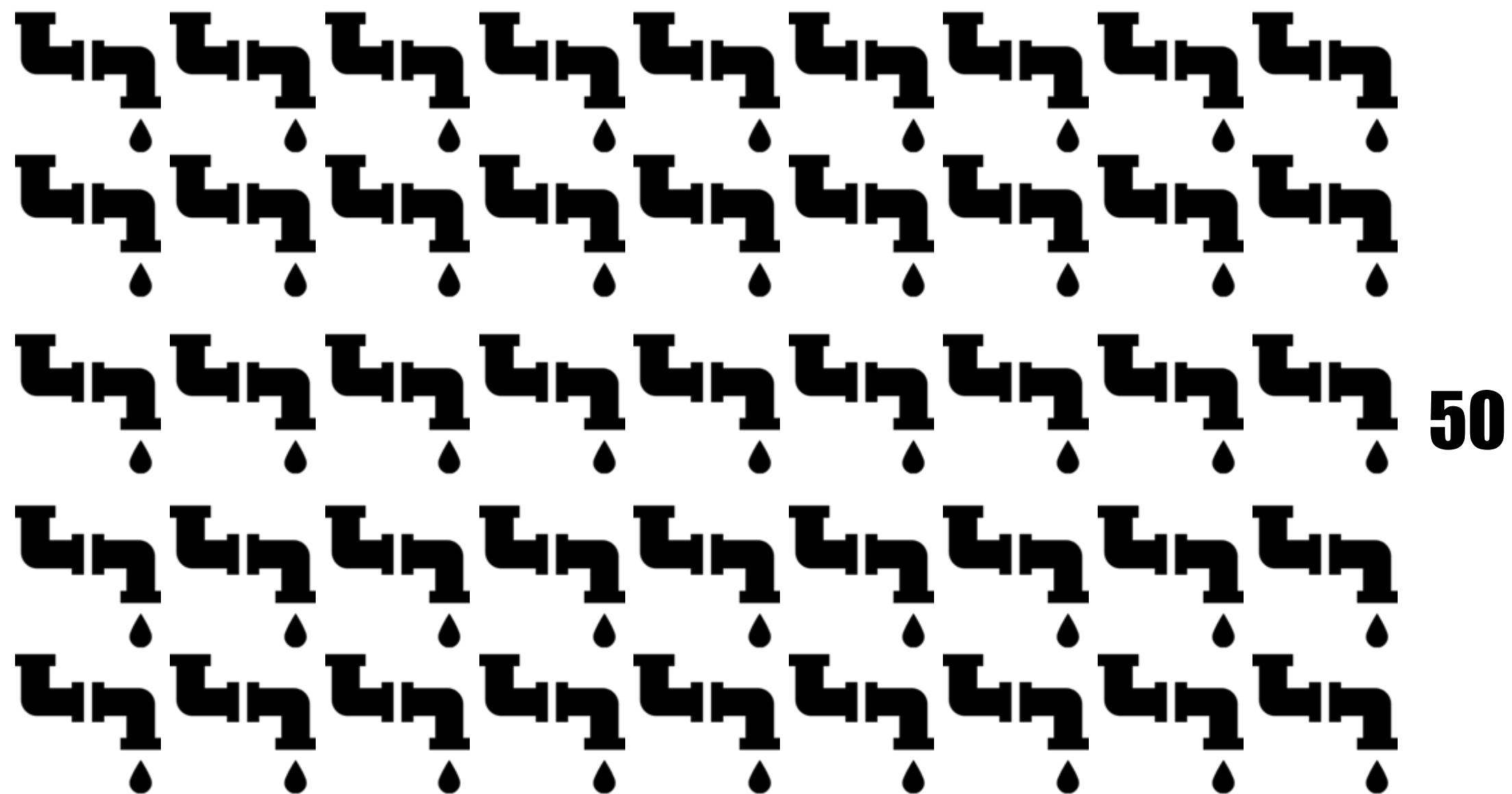
33,500

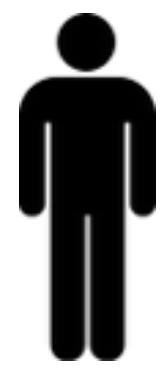


Source: Sanborn Maps and LCG Records

2015

121,000





Population

1949

33,500

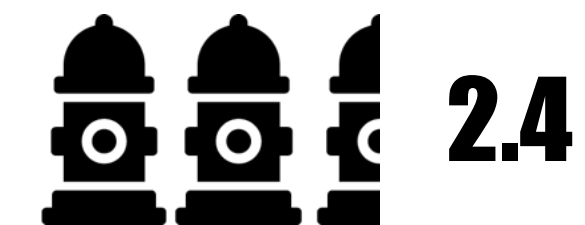


Feet of pipe/person



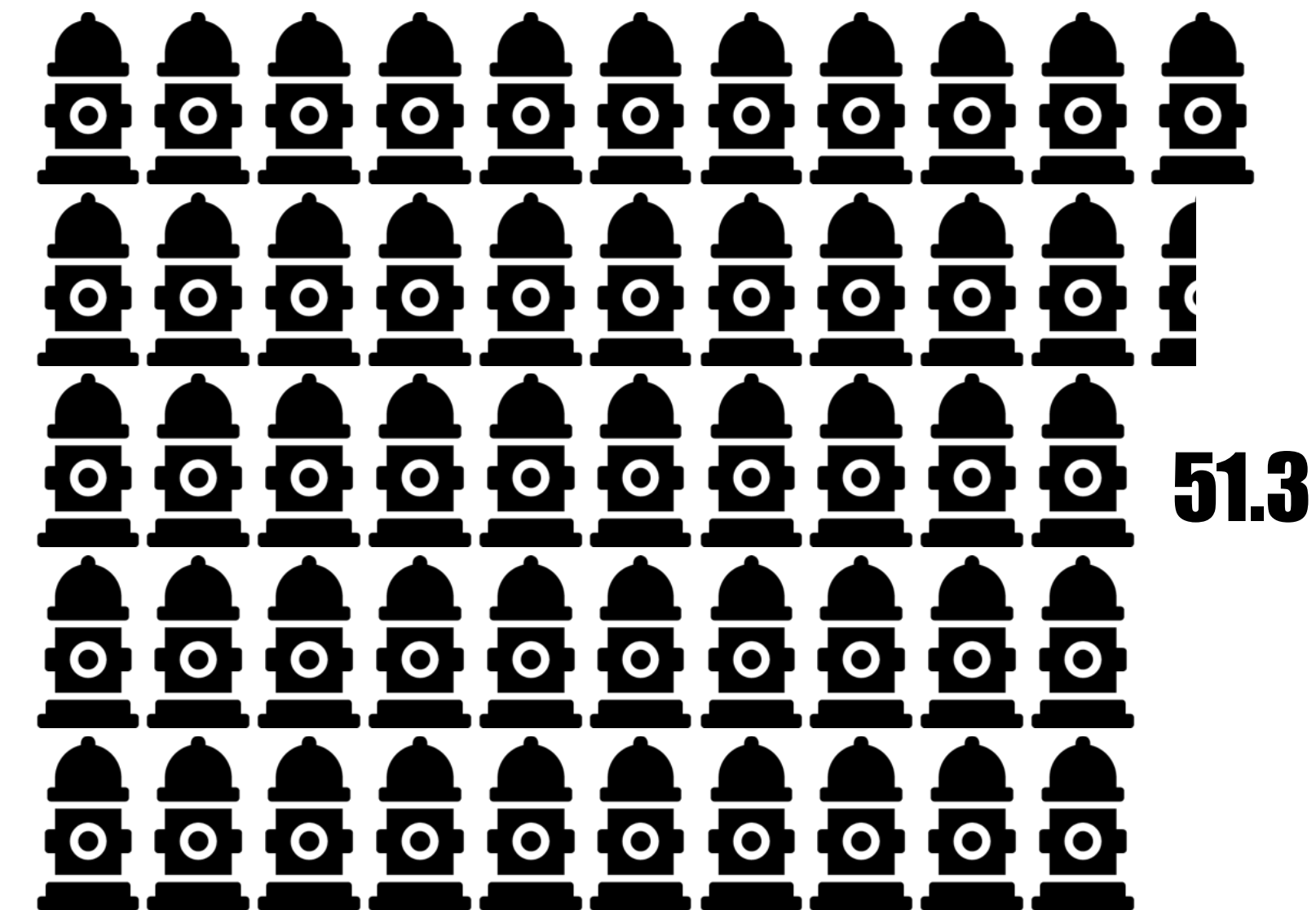
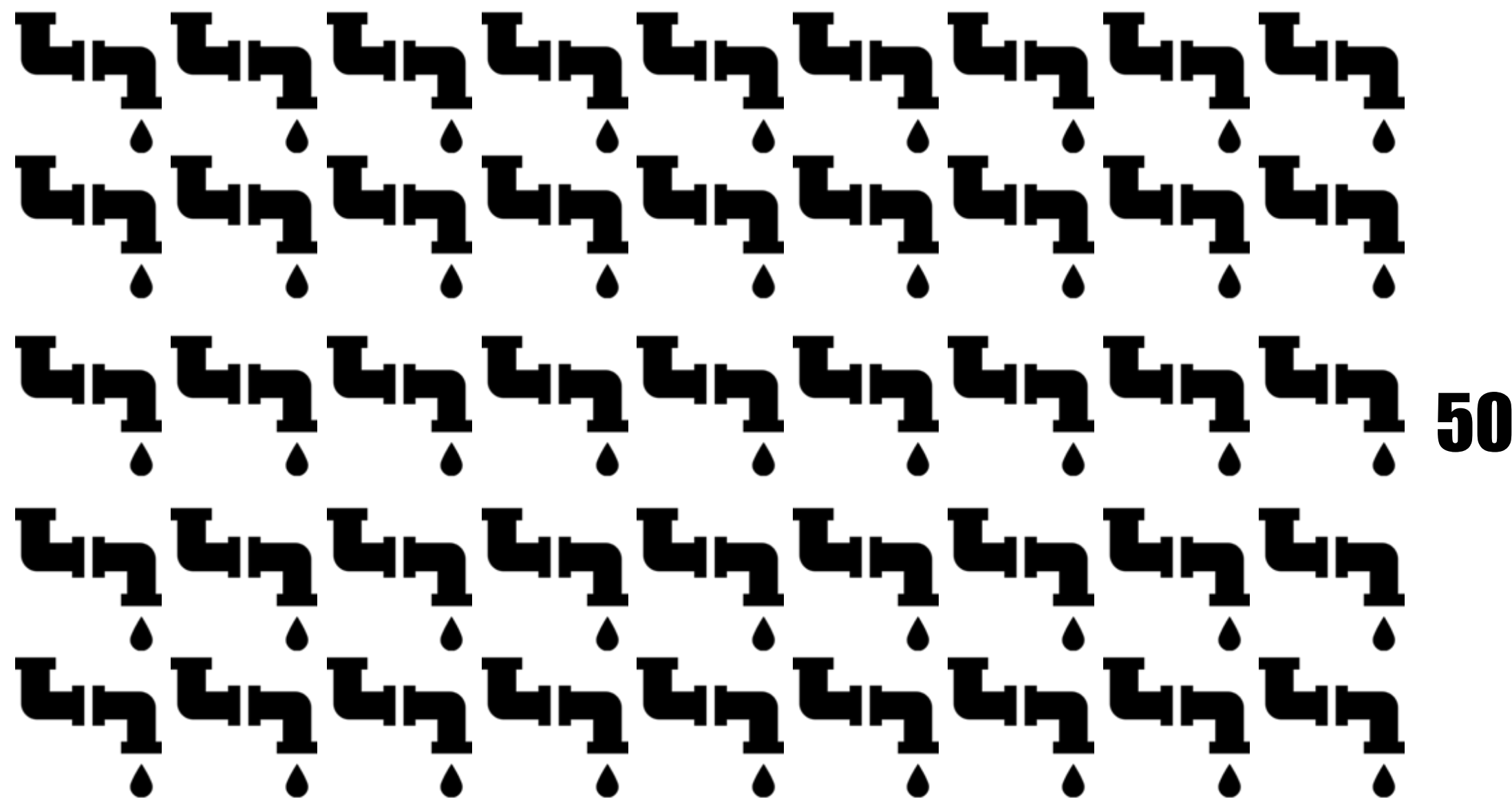
Fire Hydrants/1,000 people

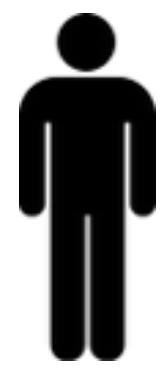
Source: Sanborn Maps and LCG Records



2015

121,000





Population

1949

33,500

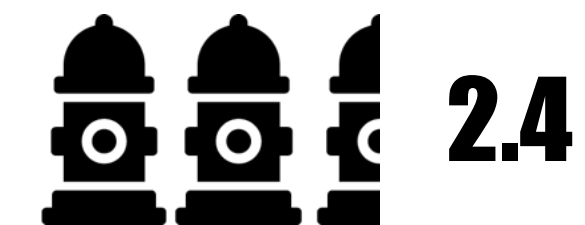


Feet of pipe/person



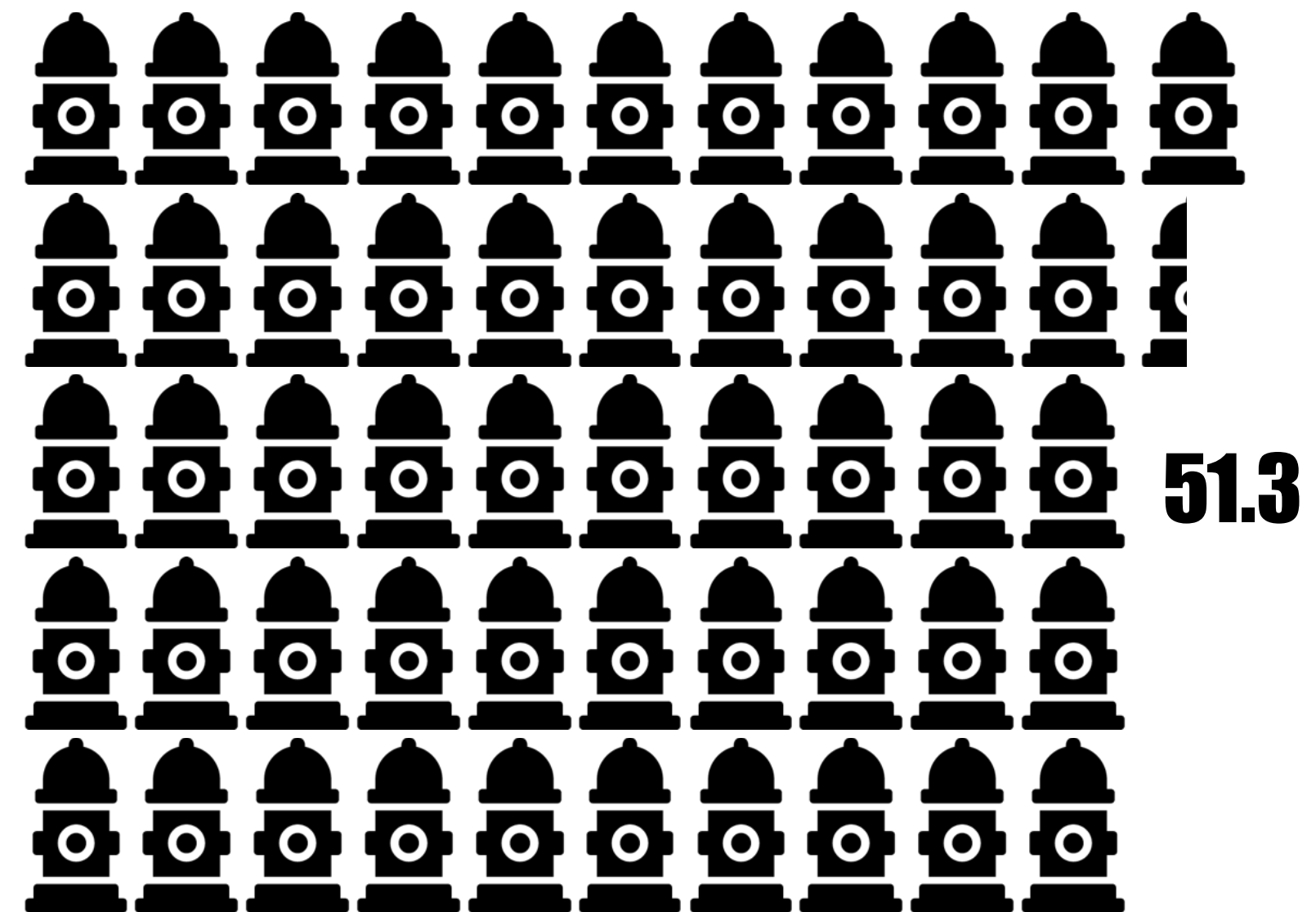
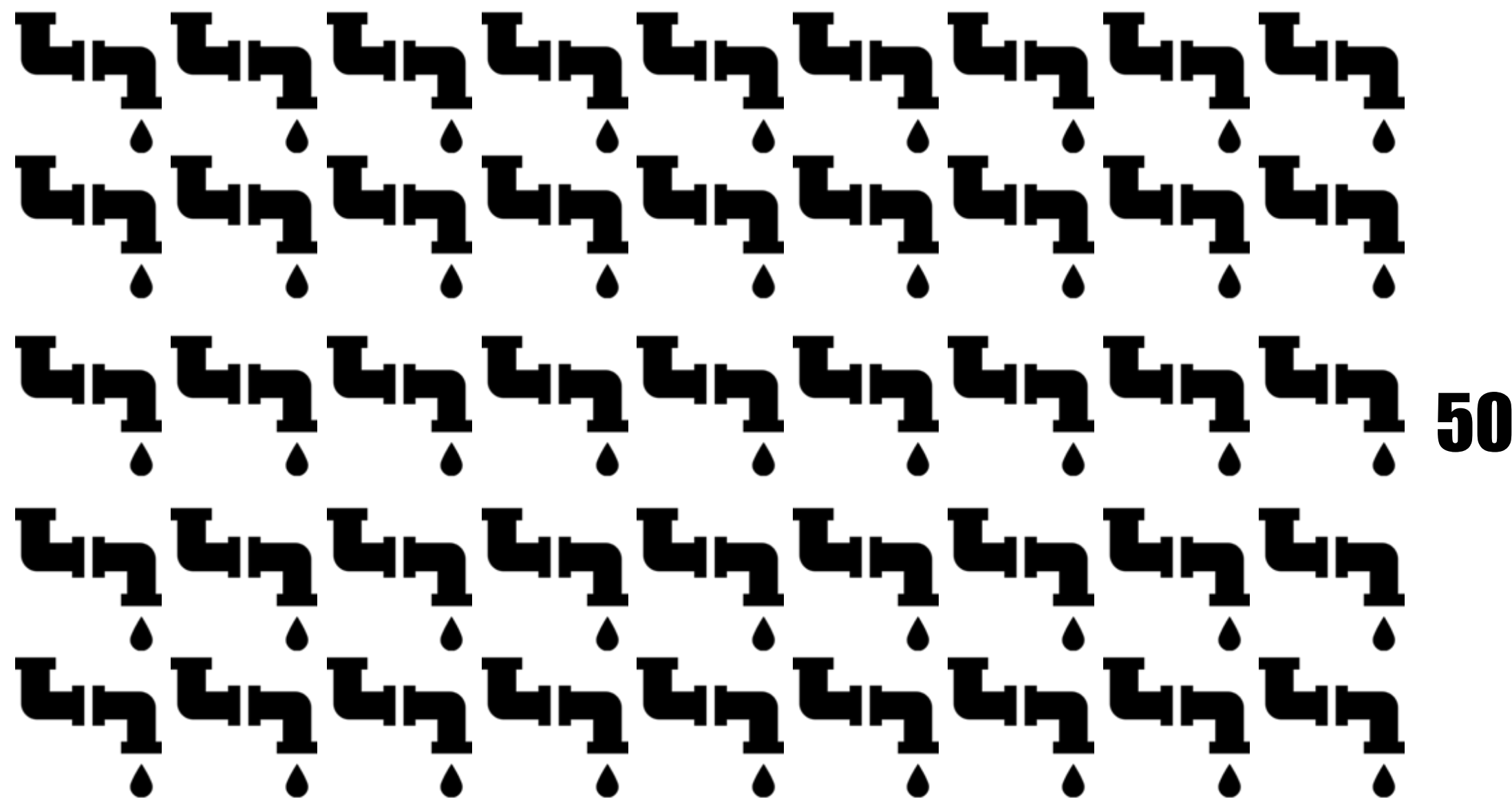
Fire Hydrants/1,000 people

Source: Sanborn Maps and LCG Records

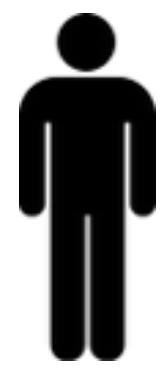


2015

121,000



350%



Population

1949

33,500

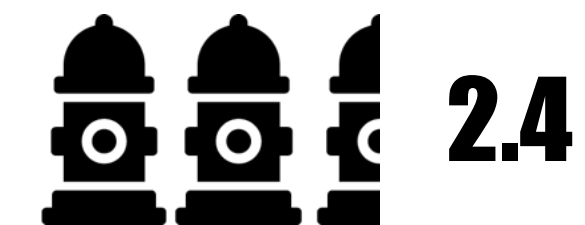


Feet of pipe/person



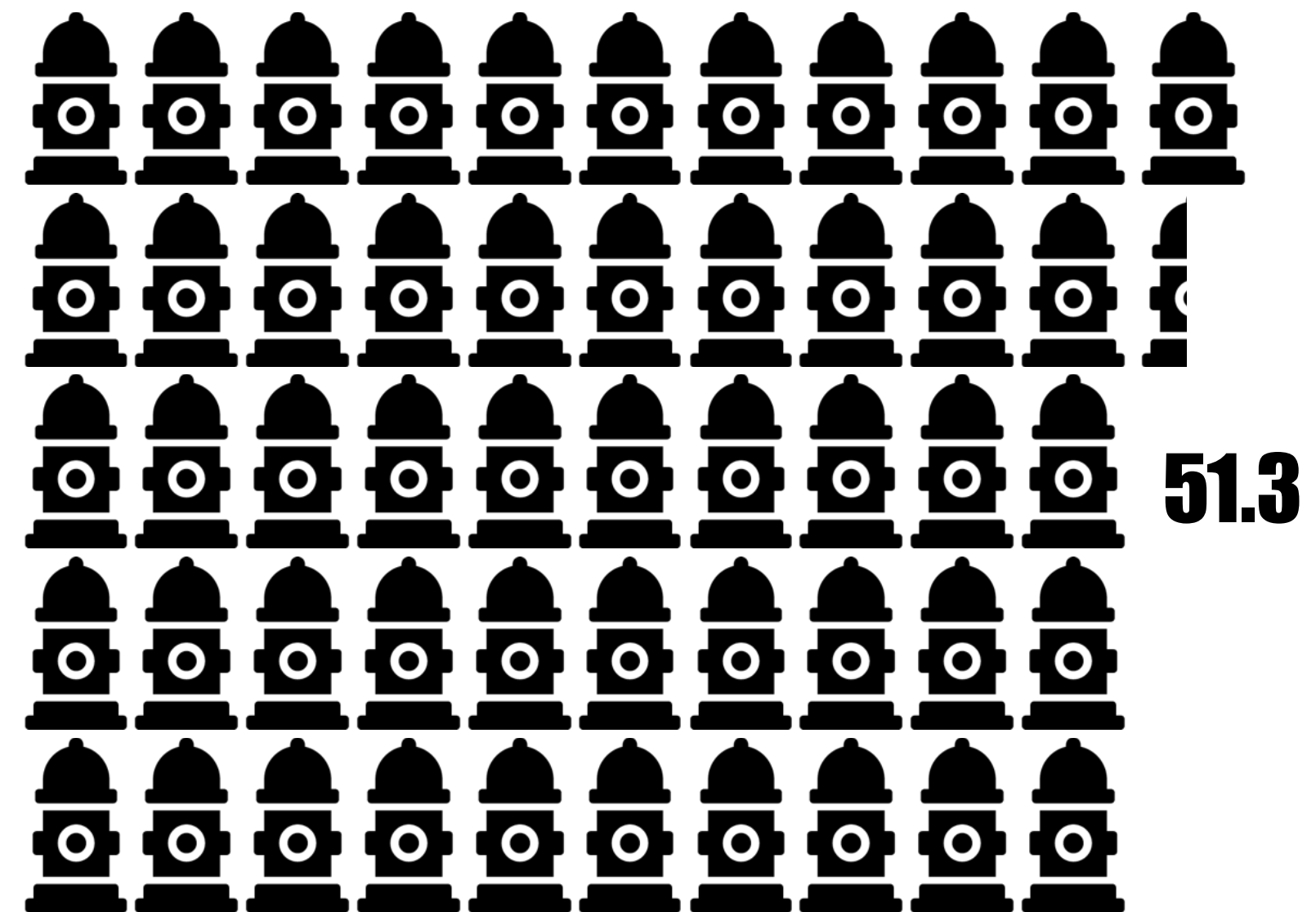
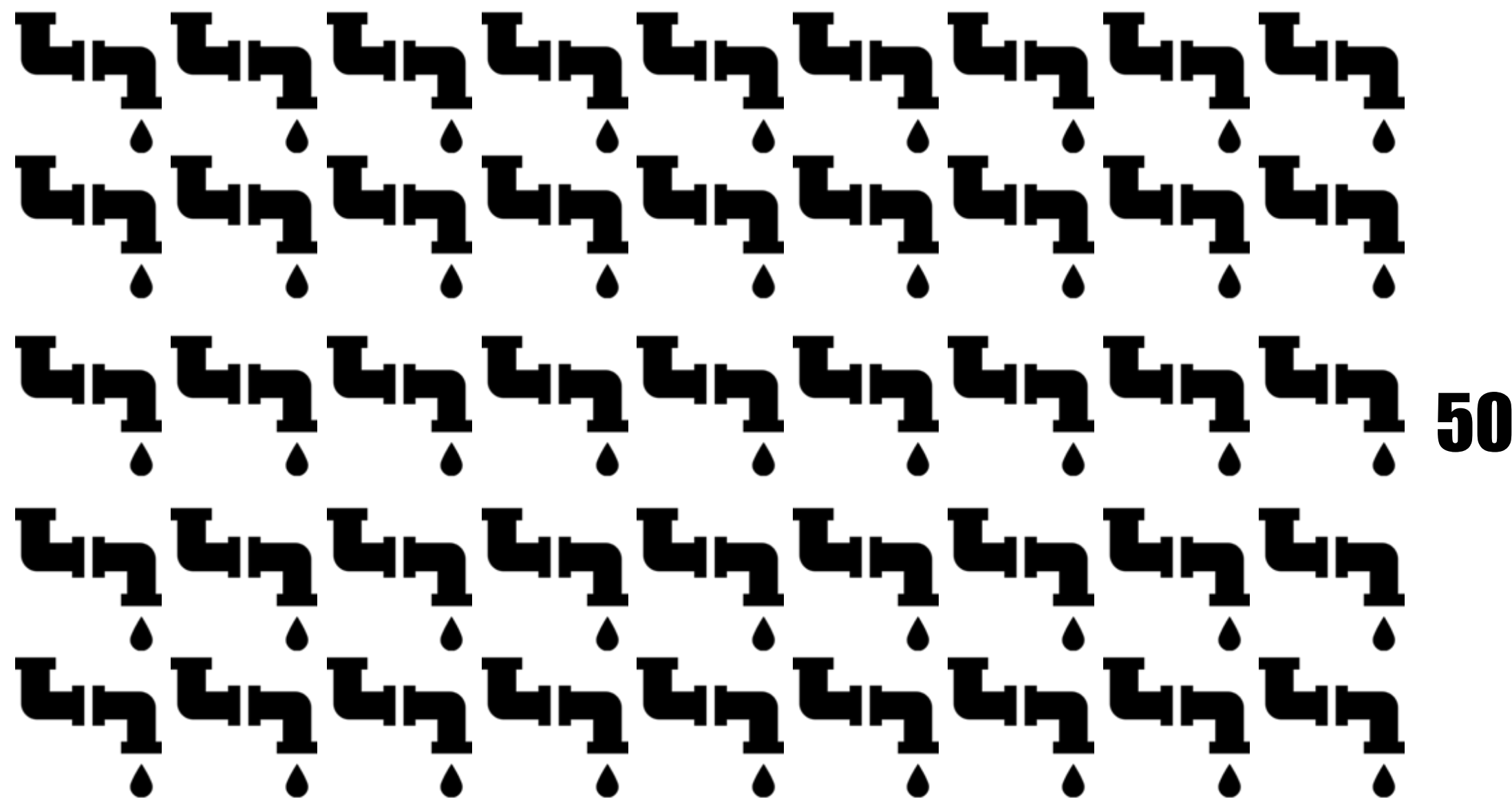
Fire Hydrants/1,000 people

Source: Sanborn Maps and LCG Records



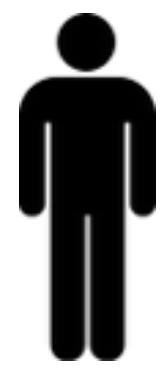
2015

121,000



350%

1,000%



Population

1949

33,500

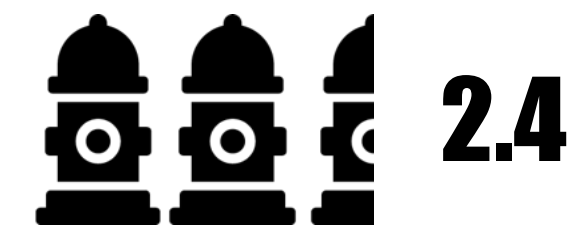


Feet of pipe/person



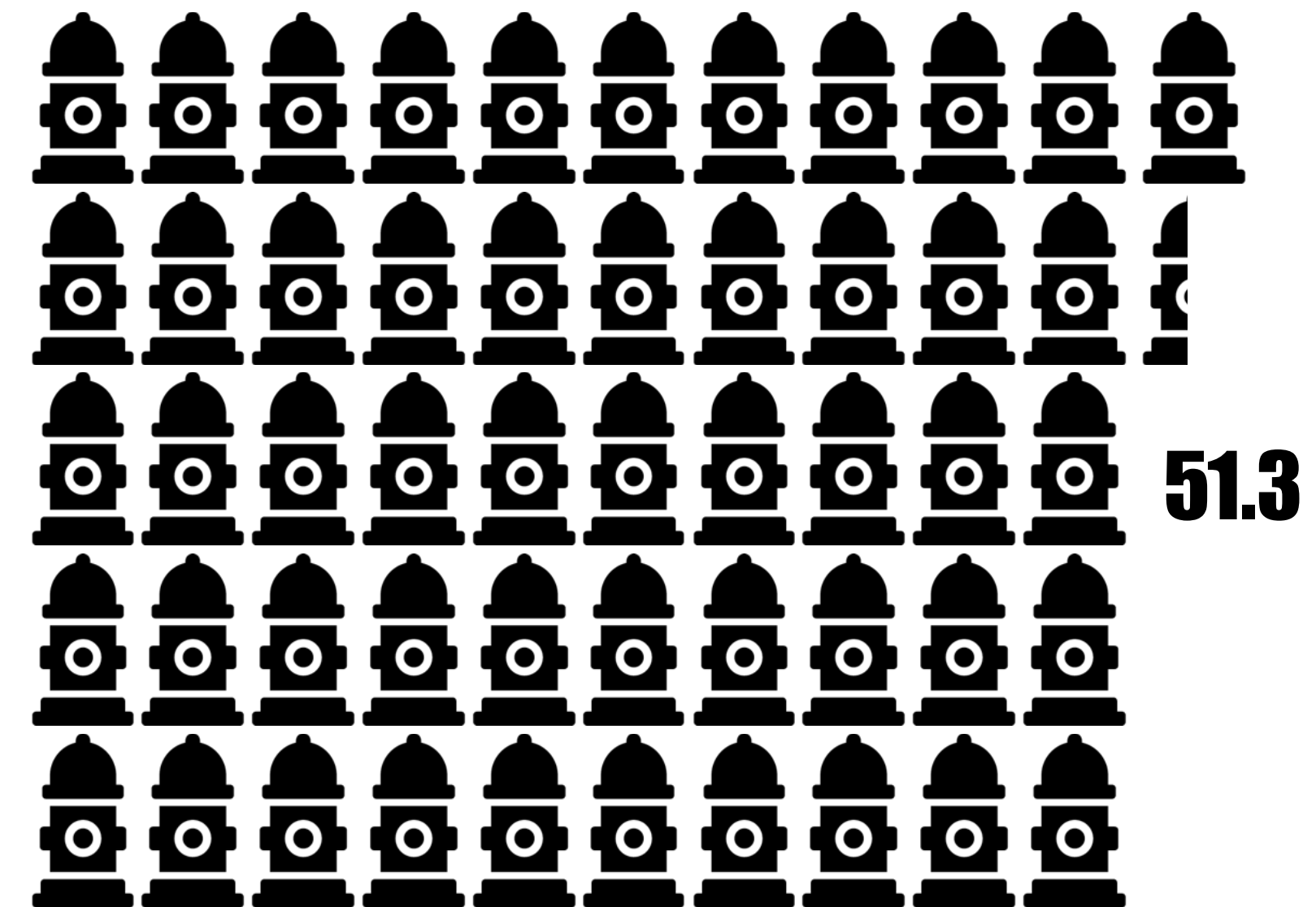
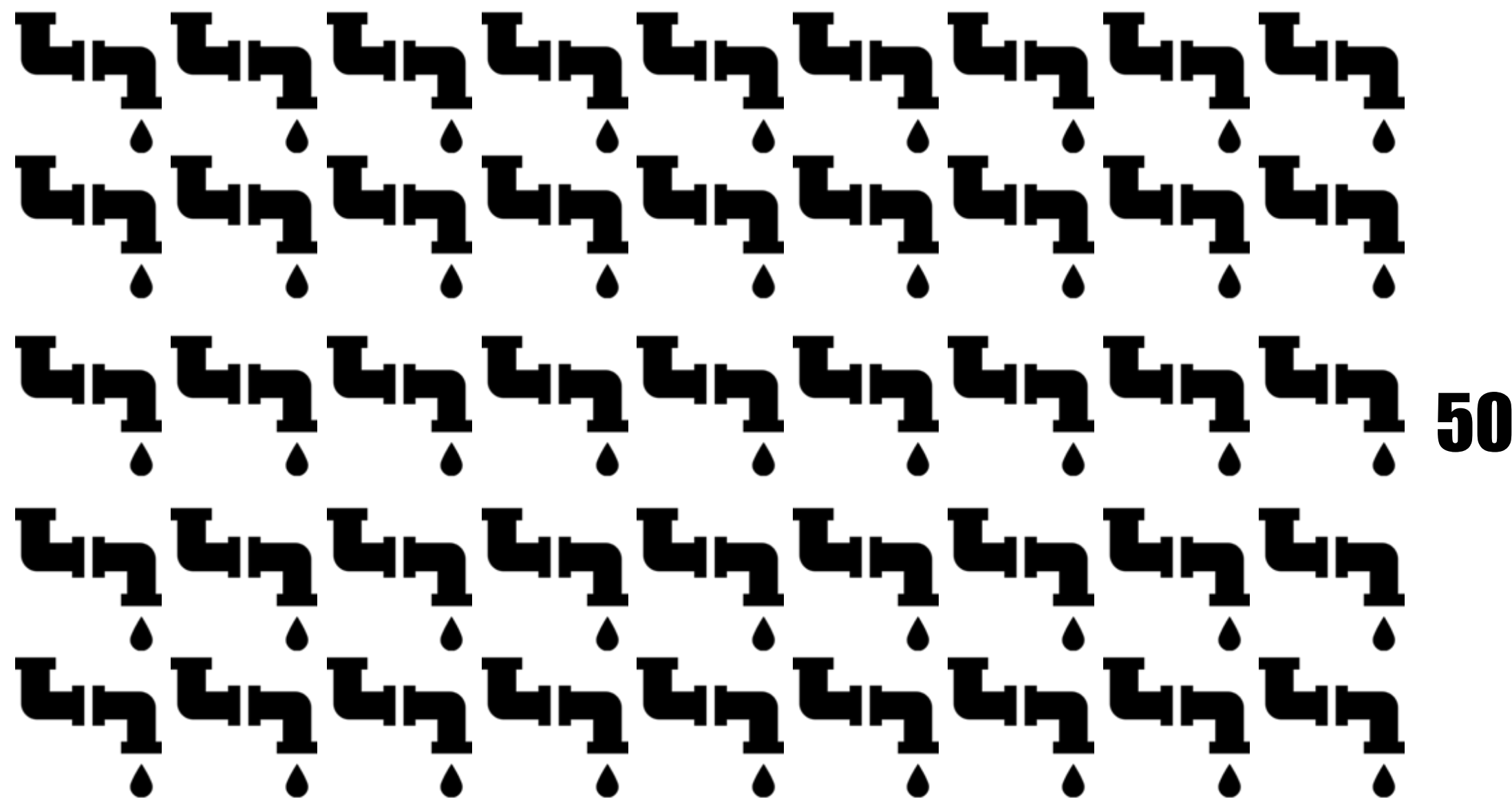
Fire Hydrants/1,000 people

Source: Sanborn Maps and LCG Records



2015

121,000

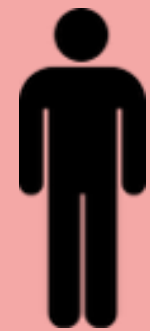


350%

1,000%

2,140%

Population



350%

Feet of pipe/person



1,000%

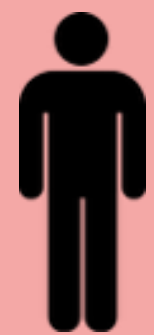
Fire Hydrants/1,000 people



2,140%

Your Median Household income

Population



350%

Feet of pipe/person



1,000%

Fire Hydrants/1,000 people

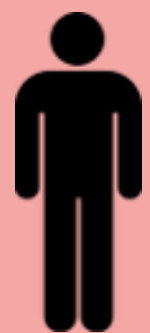


2,140%

Your Median Household income



Population



350%

Feet of pipe/person



1,000%

Fire Hydrants/1,000 people



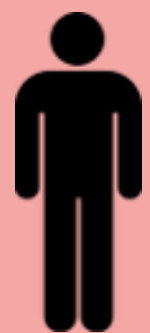
2,140%

Your Median Household income



\$27,700

Population



350%

Feet of pipe/person



1,000%

Fire Hydrants/1,000 people



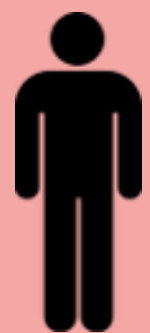
2,140%

Your Median Household income



\$27,700

Population



350%

Feet of pipe/person



1,000%

Fire Hydrants/1,000 people



2,140%

Your Median Household income

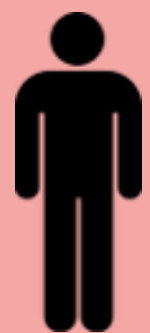


\$27,700



\$45,000

Population



350%

Feet of pipe/person



1,000%

Fire Hydrants/1,000 people



2,140%

Your Median Household income



\$27,700



\$45,000

160%



The Problem

The Problem

Median Value = \$150,000



The Problem

Median Value = \$150,000 x 1% for City Property Tax



The Problem

Median Value = \$150,000 **x 1% for City Property Tax** = **\$1,500 taxes/yr.**



The Problem

Median Value = \$150,000 x 1% for City Property Tax =



\$1,500 taxes/yr.



The Problem

Median Value = \$150,000 x 1% for City Property Tax =



\$1,500 taxes/yr.

+\$150 to roads

The Problem

Median Value = \$150,000 x 1% for City Property Tax =



\$1,500 taxes/yr.

+\$150 to roads



The Problem

Median Value = \$150,000 x 1% for City Property Tax =



\$1,500 taxes/yr.

+\$150 to roads



-\$3,300 cost/yr.

The Problem

Median Value = \$150,000 x 1% for City Property Tax =



\$1,500 taxes/yr.

+\$150 to roads



-\$3,300 cost/yr.



The Problem

Median Value = \$150,000 x 1% for City Property Tax =



\$1,500 taxes/yr.

+\$150 to roads



-\$3,300 cost/yr.



-\$4,000 cost/yr.

The Problem

Median Value = \$150,000 x 1% for City Property Tax =



\$1,500 taxes/yr.

+\$150 to roads



-\$3,300 cost/yr.



-\$4,000 cost/yr.

-\$7,150 cost/house

The Problem



What is in the Ground

What are the numbers for St. Joseph's County?

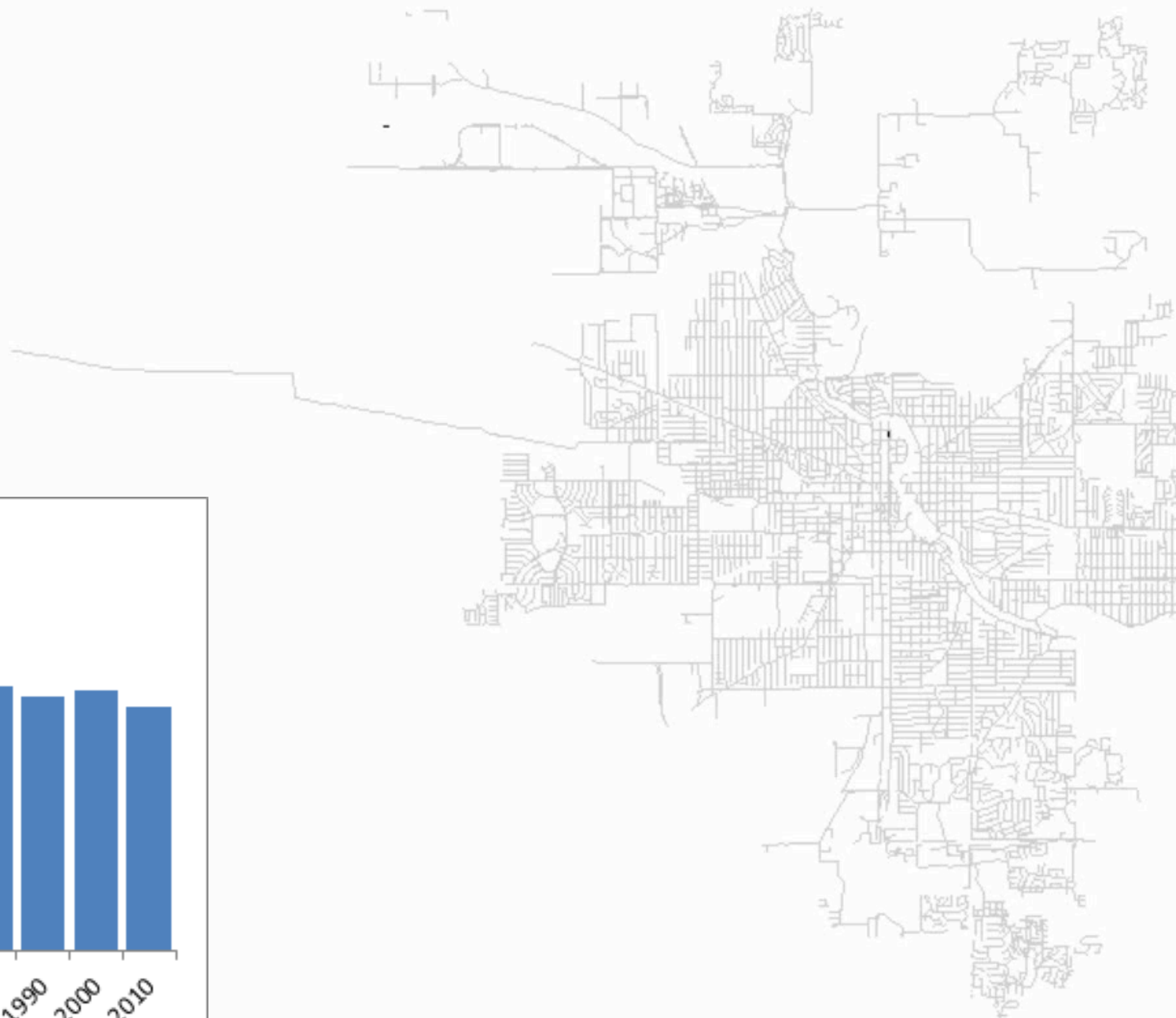


Infrastructure Mapping

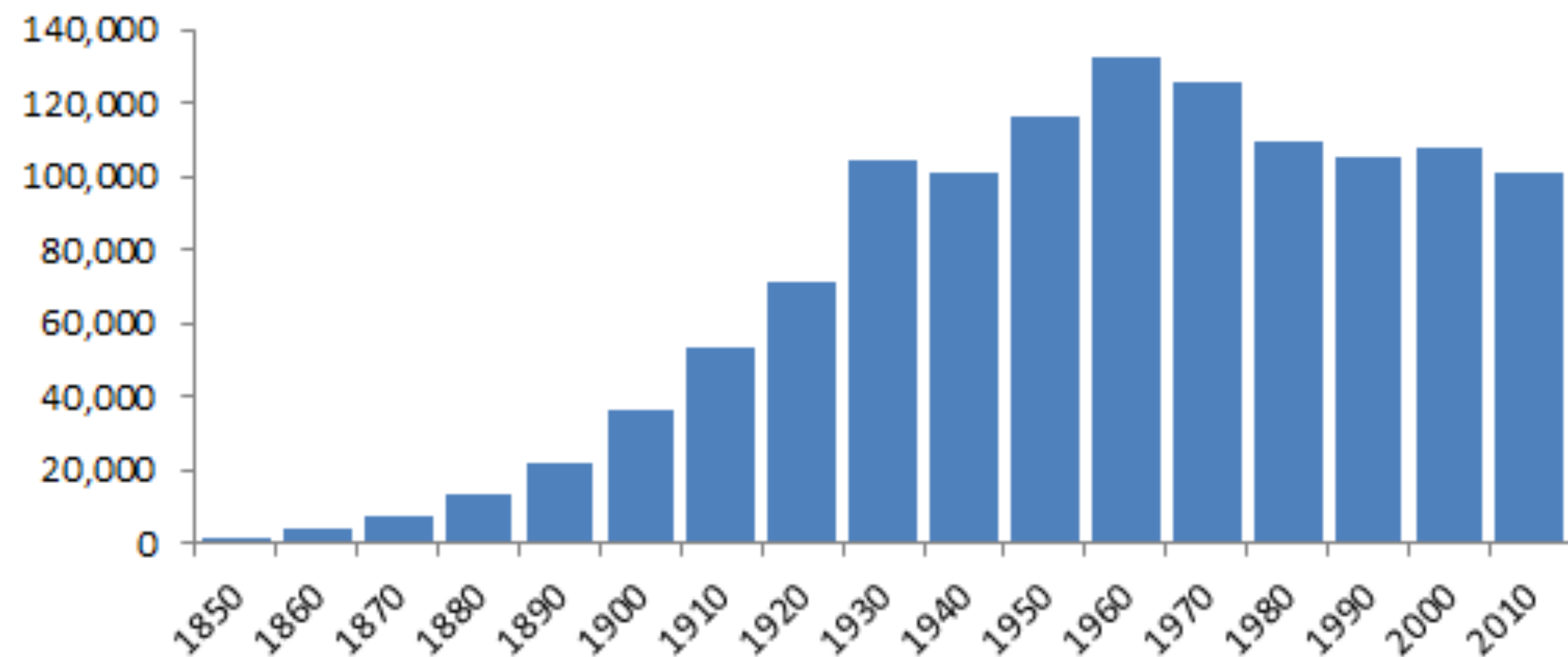
South Bend, IN



South Bend 1890



South Bend Population

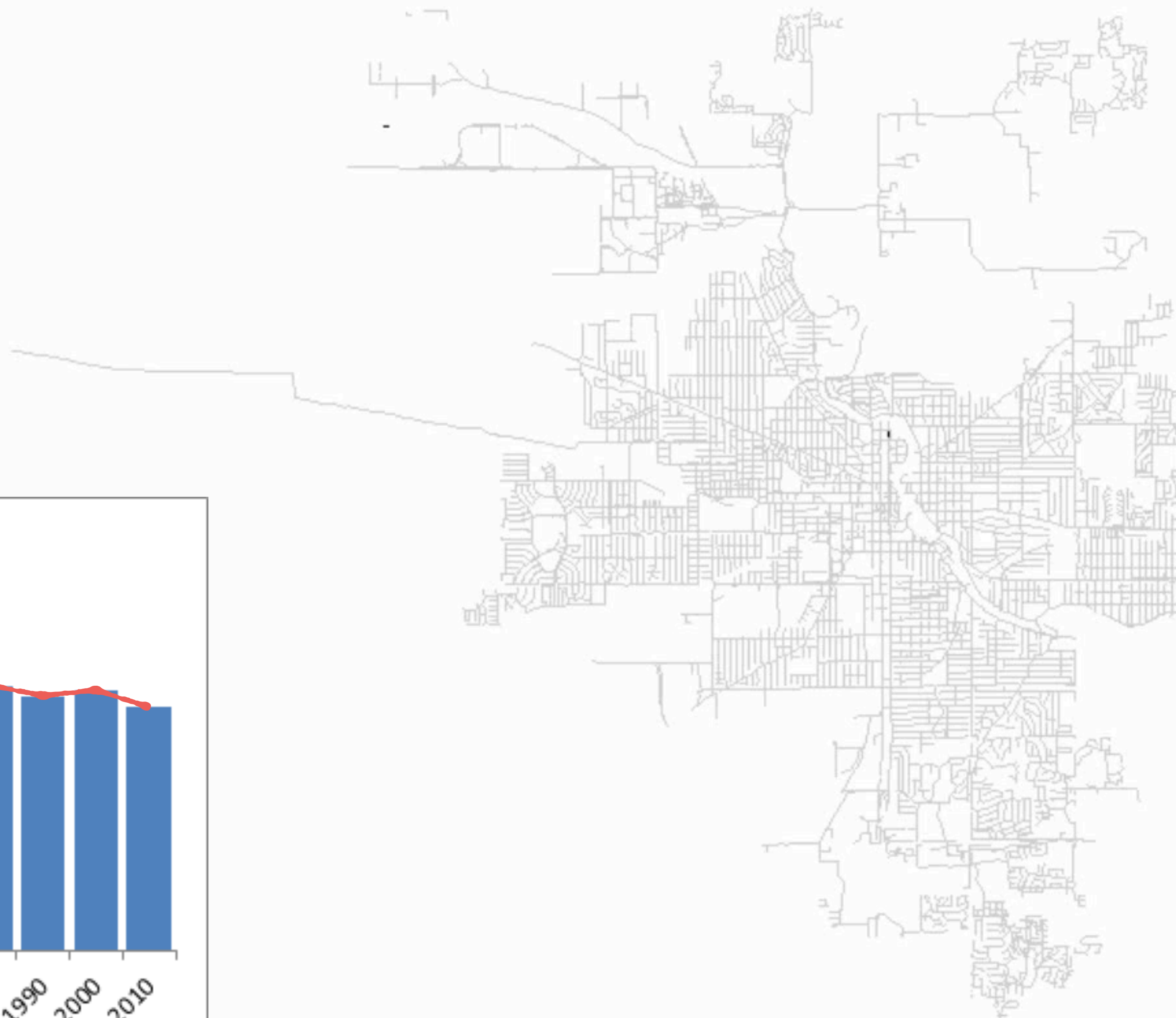


Infrastructure Mapping

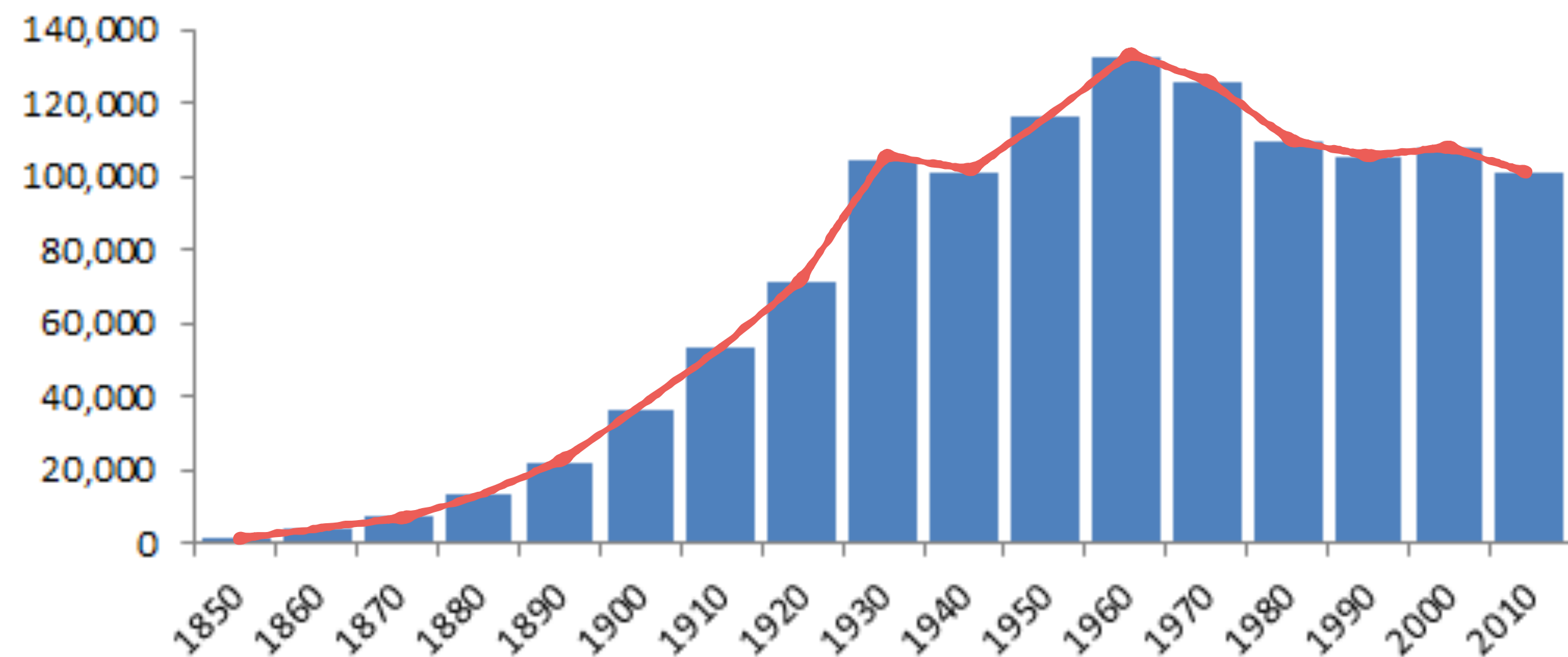
South Bend, IN



South Bend 1890



South Bend Population

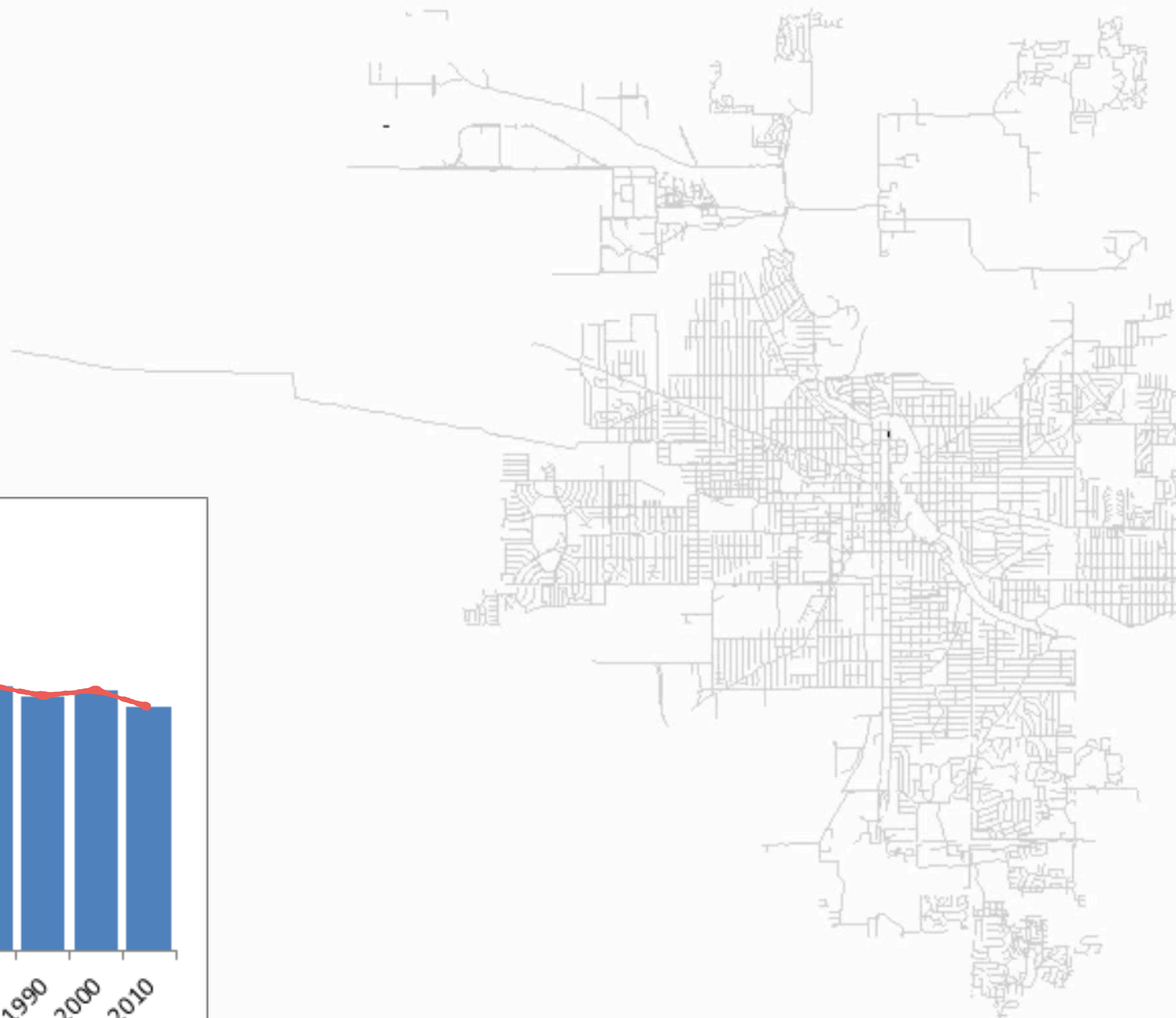


Infrastructure Mapping

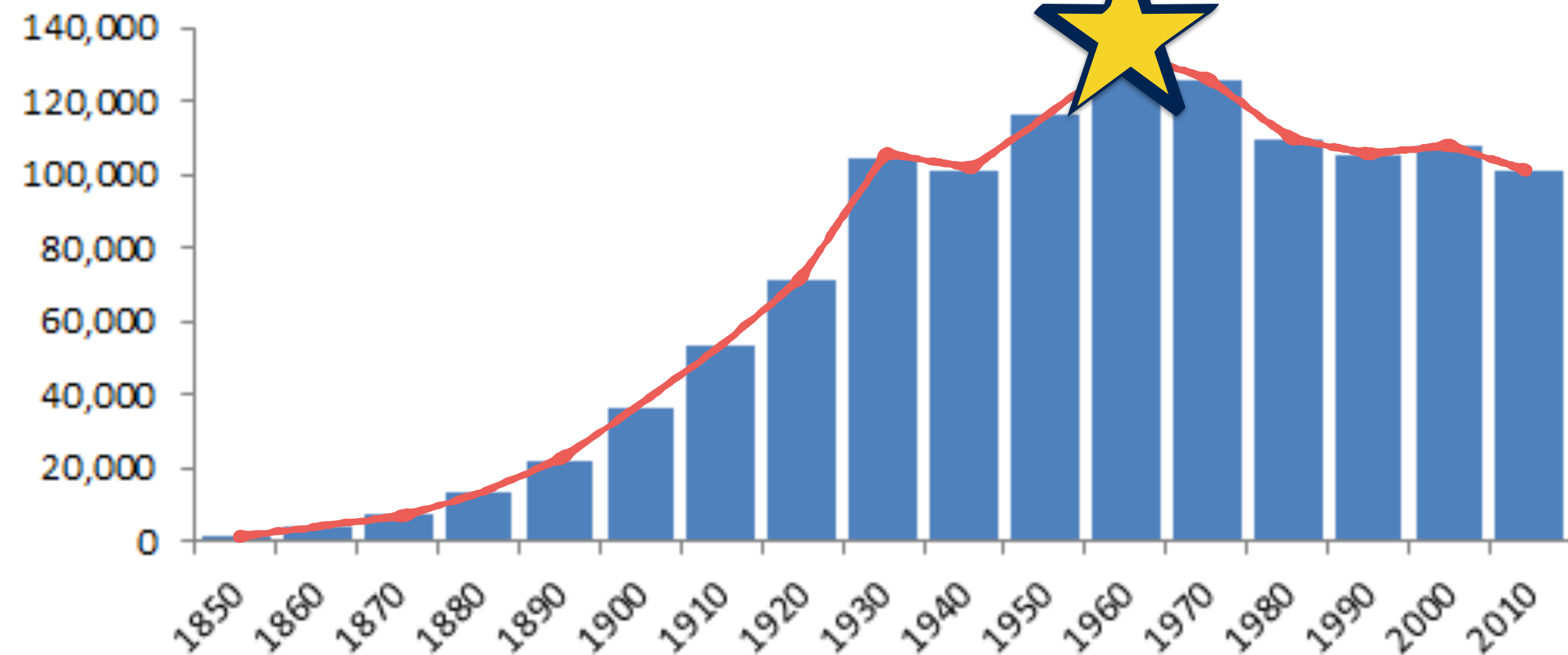
South Bend, IN



South Bend 1890



South Bend Population

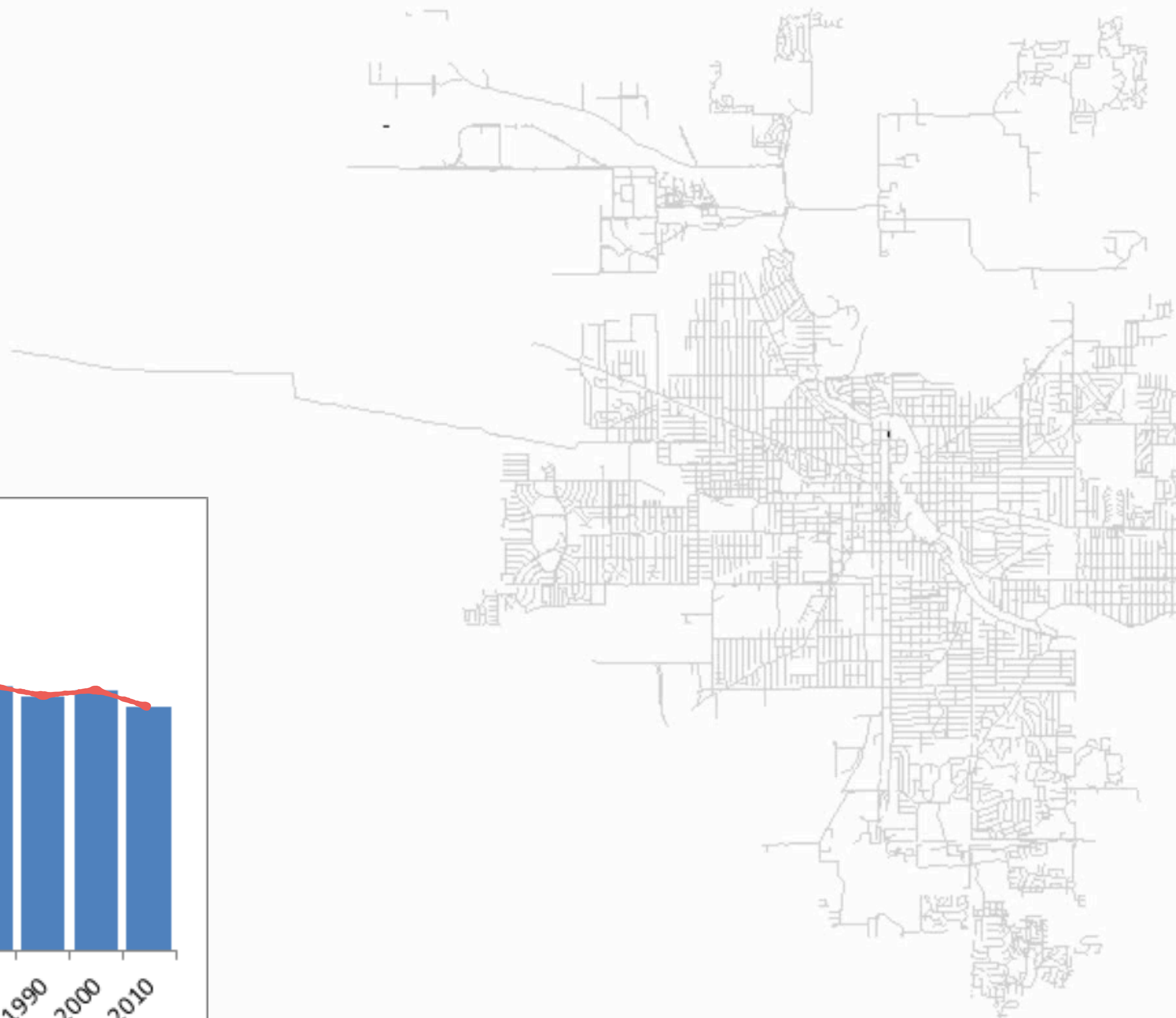


Infrastructure Mapping

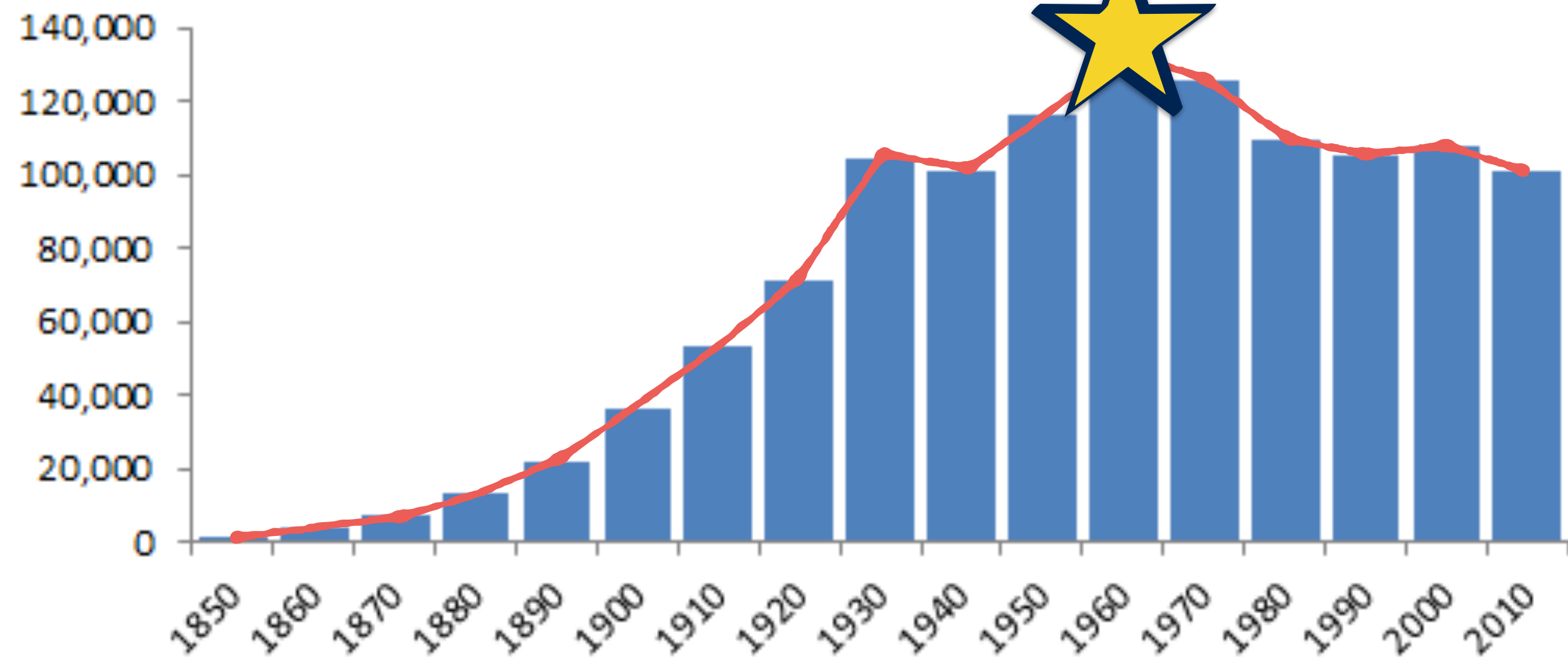
South Bend, IN



South Bend 1890



South Bend Population

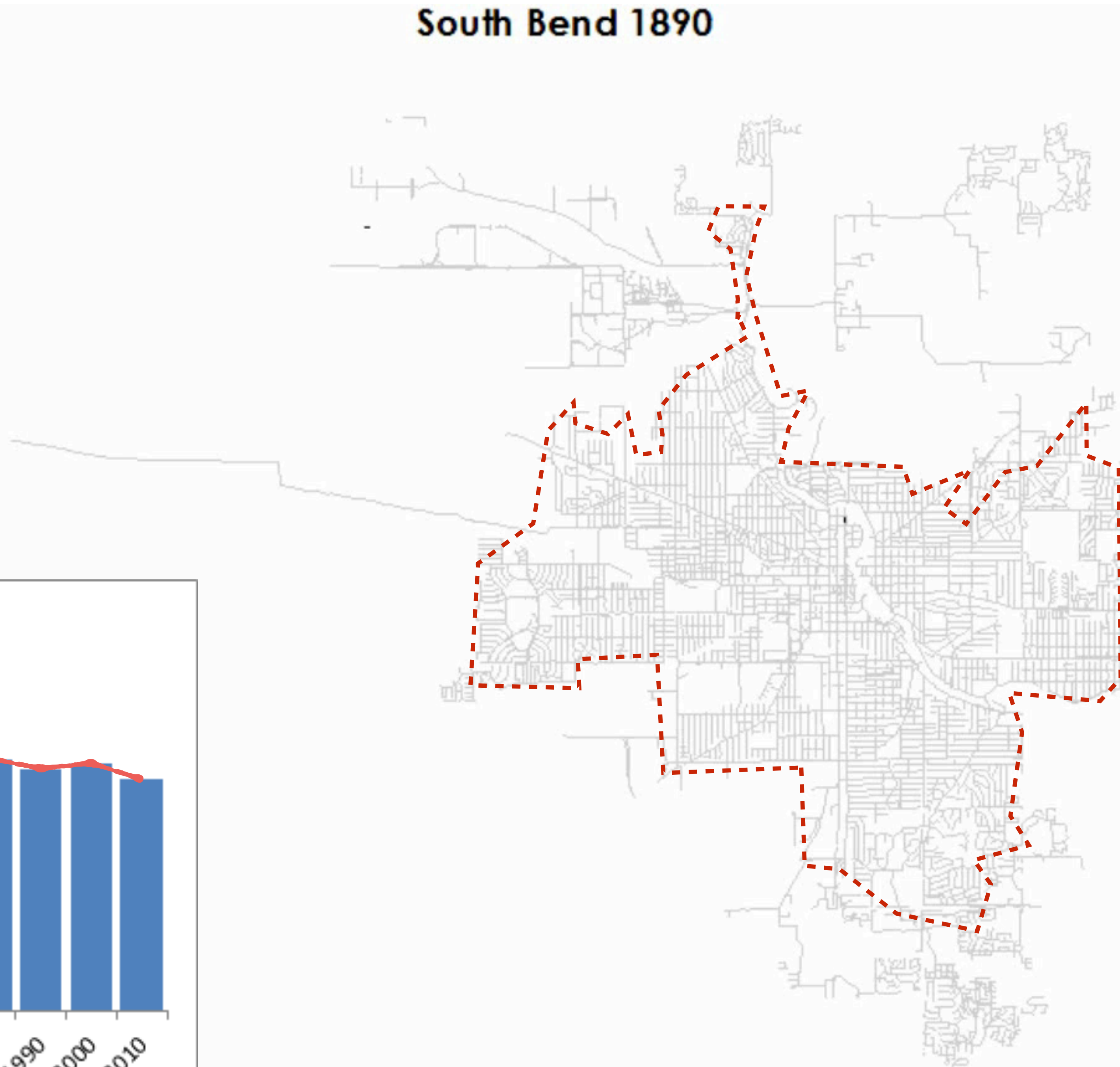


Infrastructure Mapping

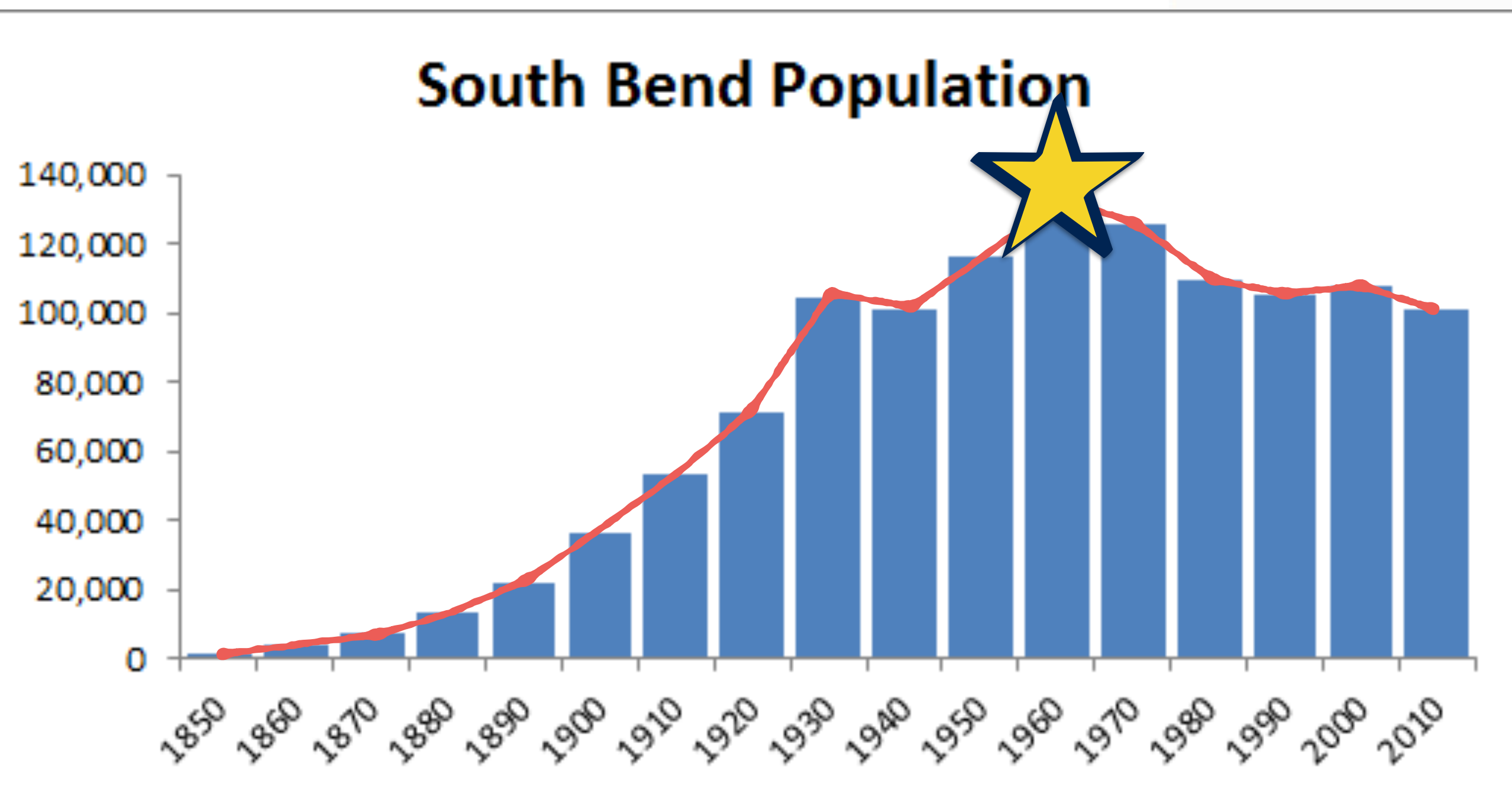
South Bend, IN



South Bend 1890

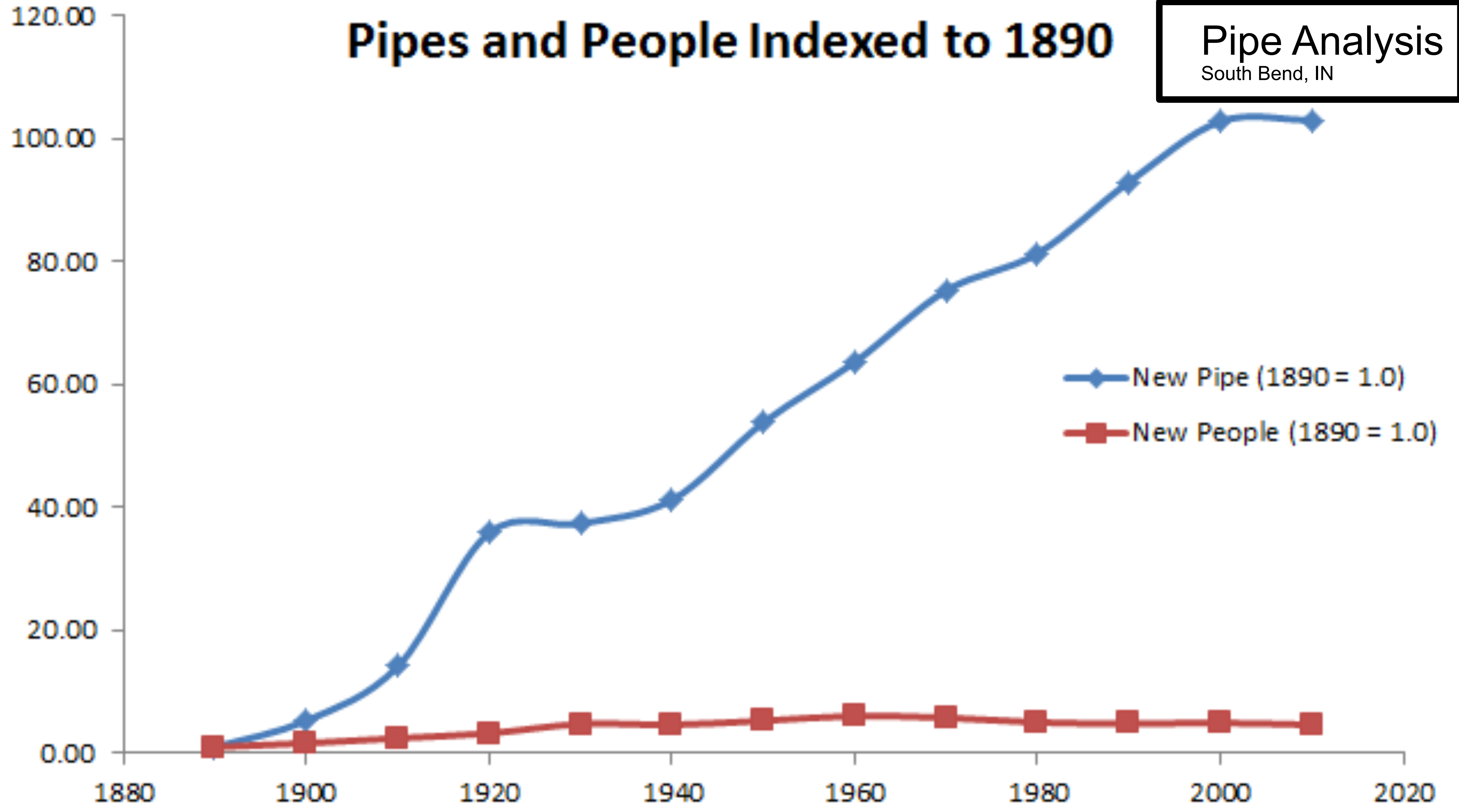


South Bend Population



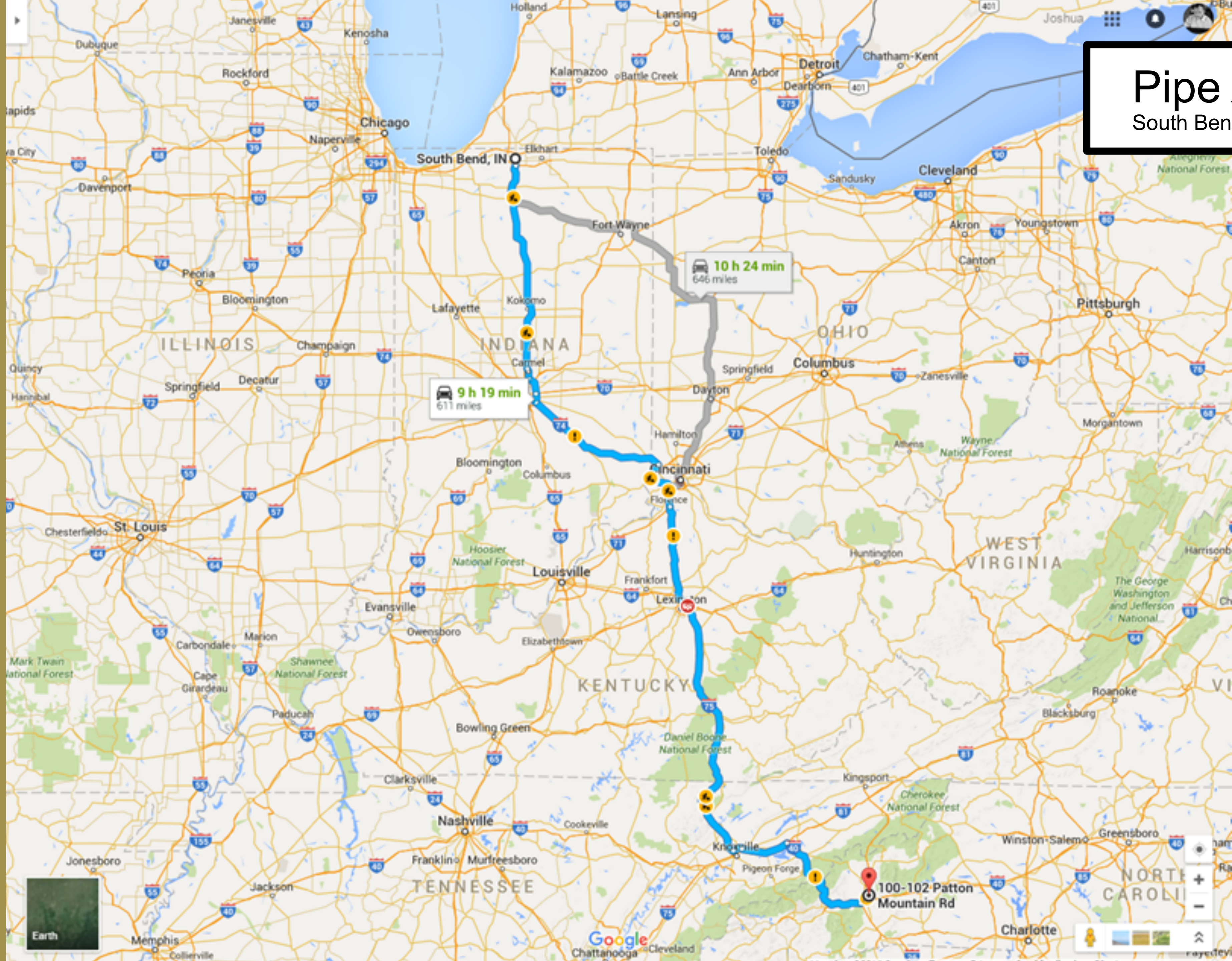
Pipes and People Indexed to 1890

Pipe Analysis
South Bend, IN



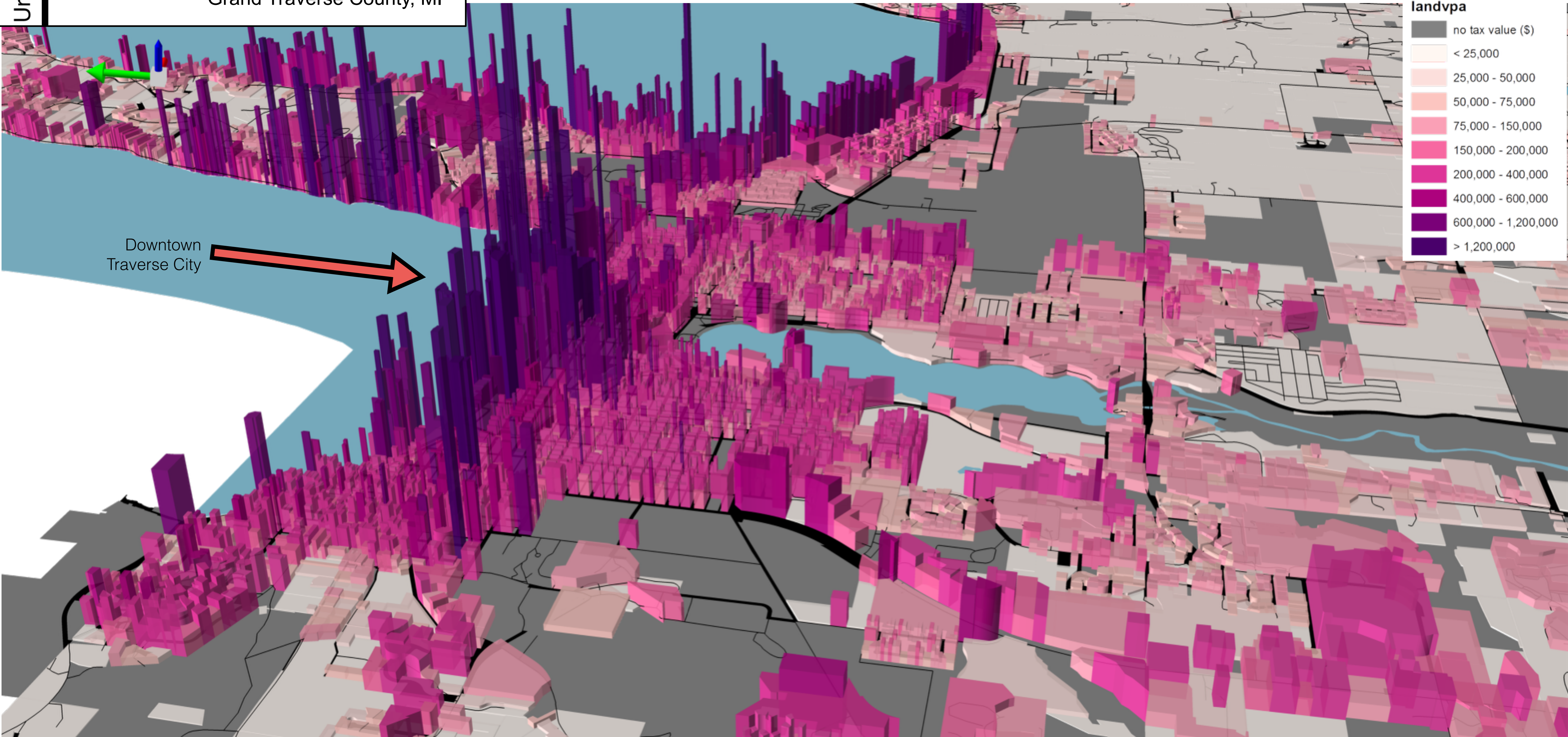
Pipe Analysis

South Bend, IN



Taxable Land Value Per Acre

Grand Traverse County, MI



landvpa

- no tax value (\$)
- < 25,000
- 25,000 - 50,000
- 50,000 - 75,000
- 75,000 - 150,000
- 150,000 - 200,000
- 200,000 - 400,000
- 400,000 - 600,000
- 600,000 - 1,200,000
- > 1,200,000

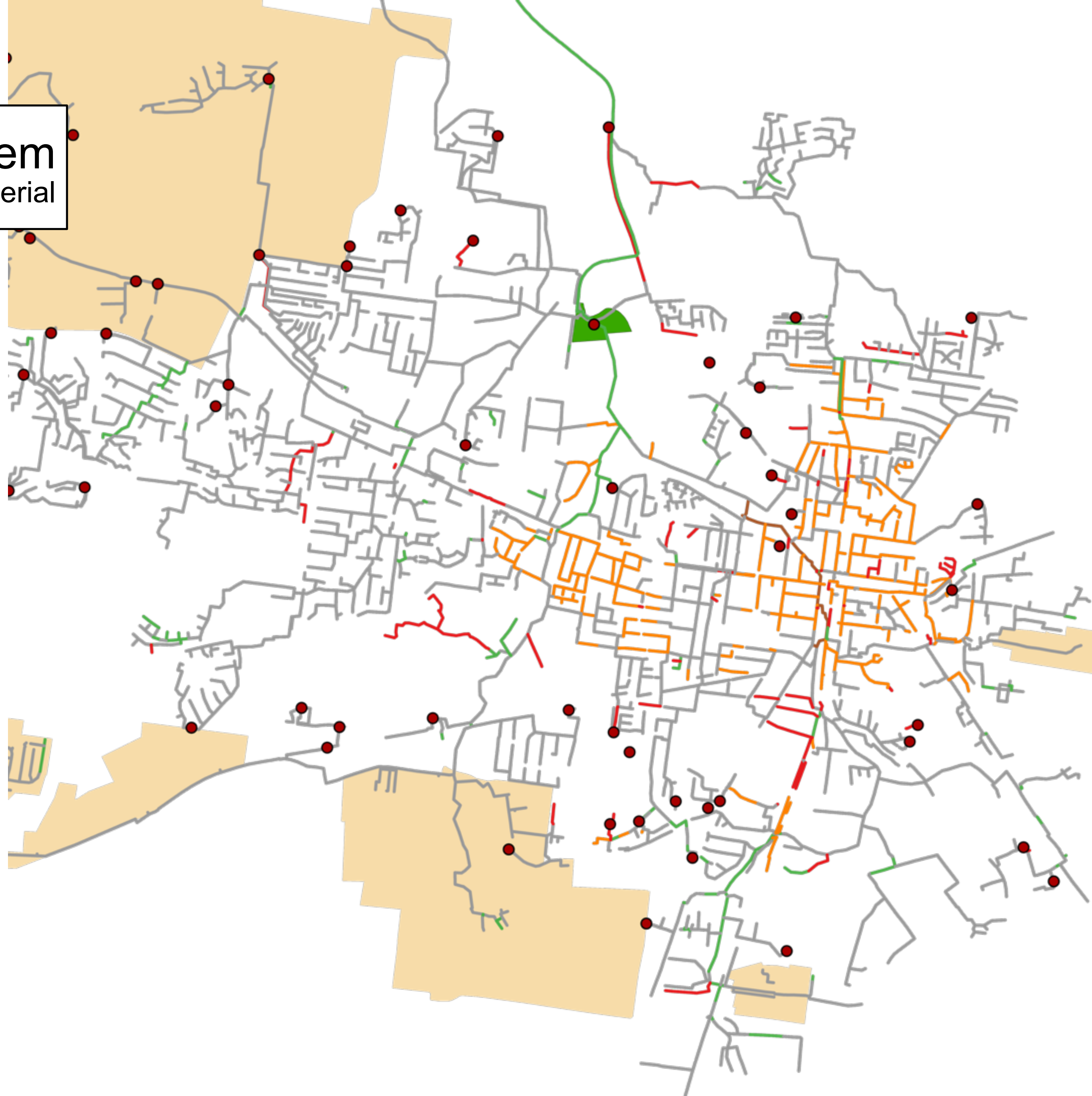
Downtown
Traverse City

Infrastructure System

Pipe Material

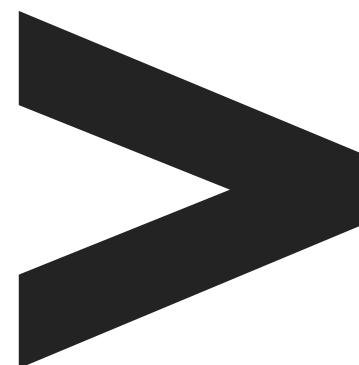
Sewer Pipe (Material)

- Unknown/Other
- Cast Iron; Ductile Iron
- Clay
- Concrete
- PVC; Plastic



A photograph of a desert landscape with a sign in the foreground. The sign is yellow with a red border and black text. The text reads "BUY NOW" in blue and "PAY LATER" in red. The sign is supported by two wooden posts. The background shows a vast, flat desert with sparse vegetation and a blue sky with light clouds.

BUY NOW
PAY LATER



Greenway

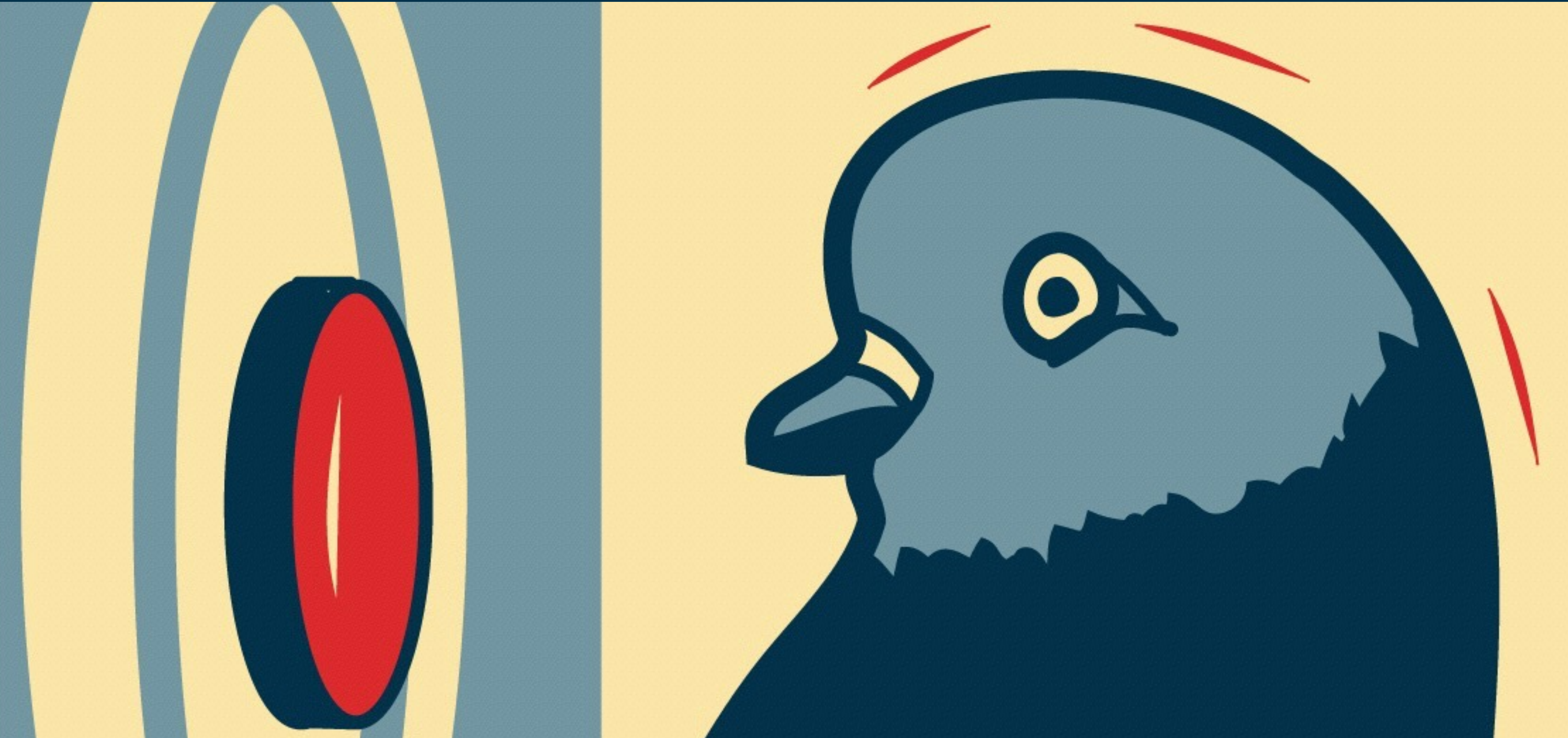


Art Teacher



Dancing Traffic Cop

Behavioral Economics





Corbellment

Honfleur, Normandy

Houses from the Middle Ages corbelled wood-sides to avoid paying a tax based on the ground level surface.

People added on more space by stacking up larger and larger floors. Some houses that faced each other would nearly touch each other, which increased the risk of fires spreading!

King Francois I banned this type of architecture (1515-1547).



The Window Tax

1696-1851, by King William III

Window tax consisted of:

1. a flat-rate house tax per house and,
2. a variable tax for # windows > 10
3. Between 10 and 20 = 4 shillings, and
4. Those $> 20 = 8$ shillings.



Photo: Alija

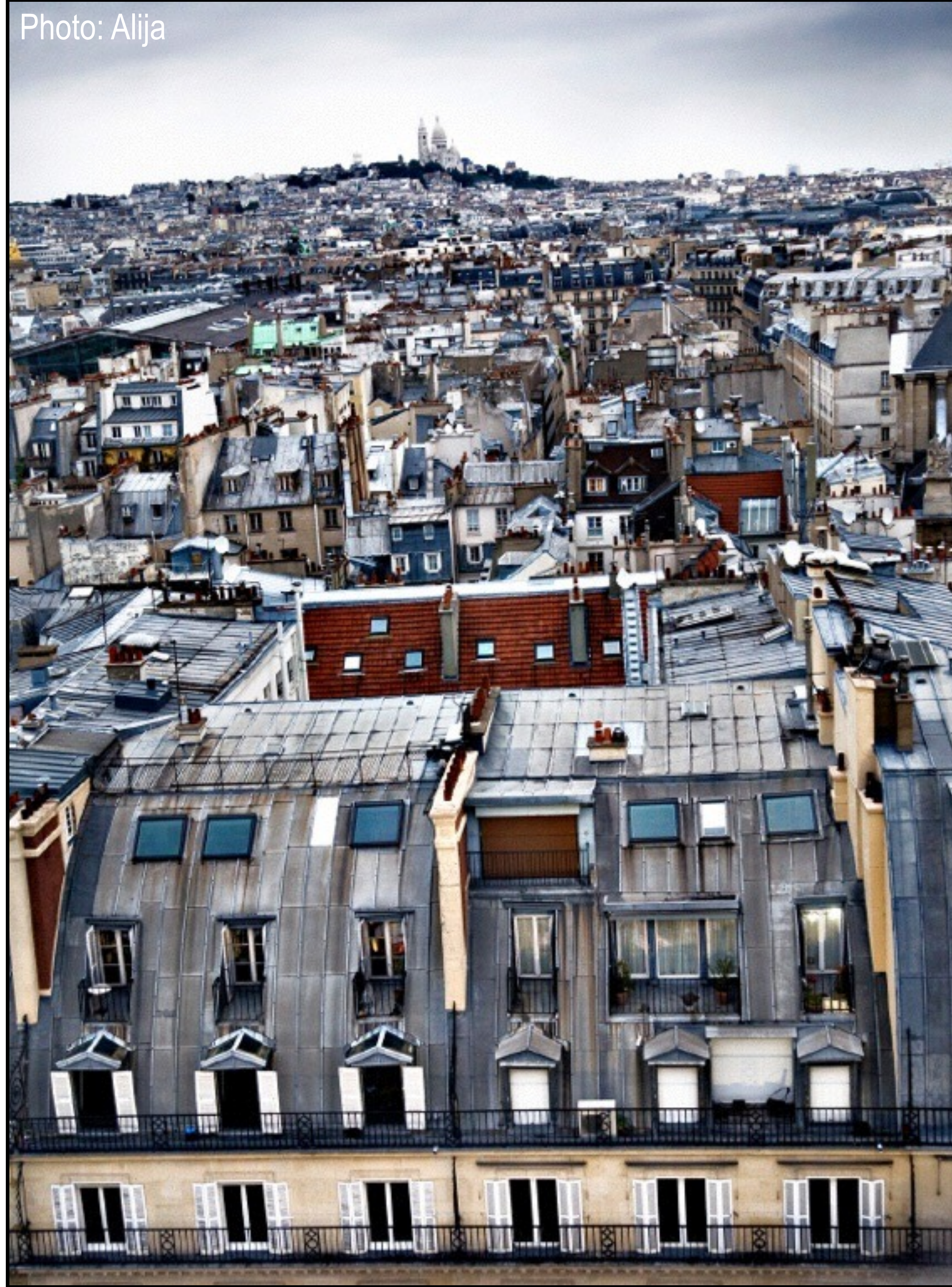


Photo: Alija

François Mansart, architect

(1598–1666)

His treatment of high roof stories gave rise to the term **“Mansard roof”**

At the time, only the number of floors below the “roof”, were considered part of the building.



Brought to you by



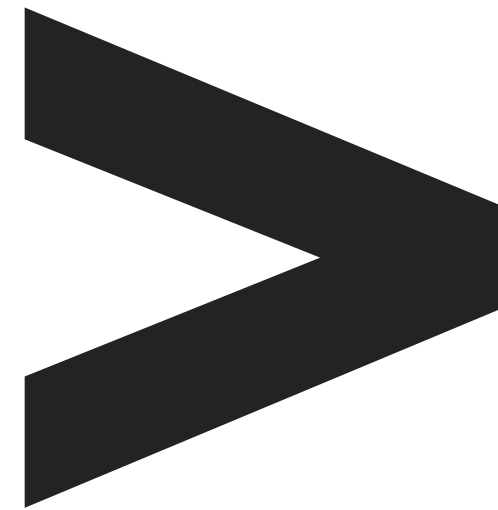
public policy.

Public Policy





Traverse City
\$1.6B Taxable Value



Pistons
\$400M



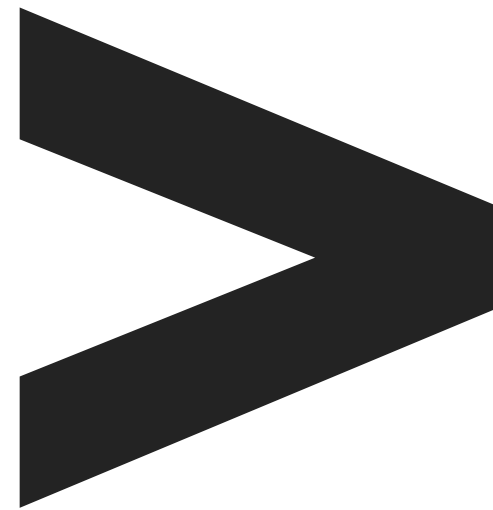
Redwings
\$346M



Tigers
\$643M



Grand Traverse County
\$9B Taxable Value



Redwings
\$346M



Pistons
\$400M



Tigers
\$643M



Lions
\$900M



Grand Traverse County

\$9B Taxable Value



Tigers

\$643M (14)

Miguel Cabrera

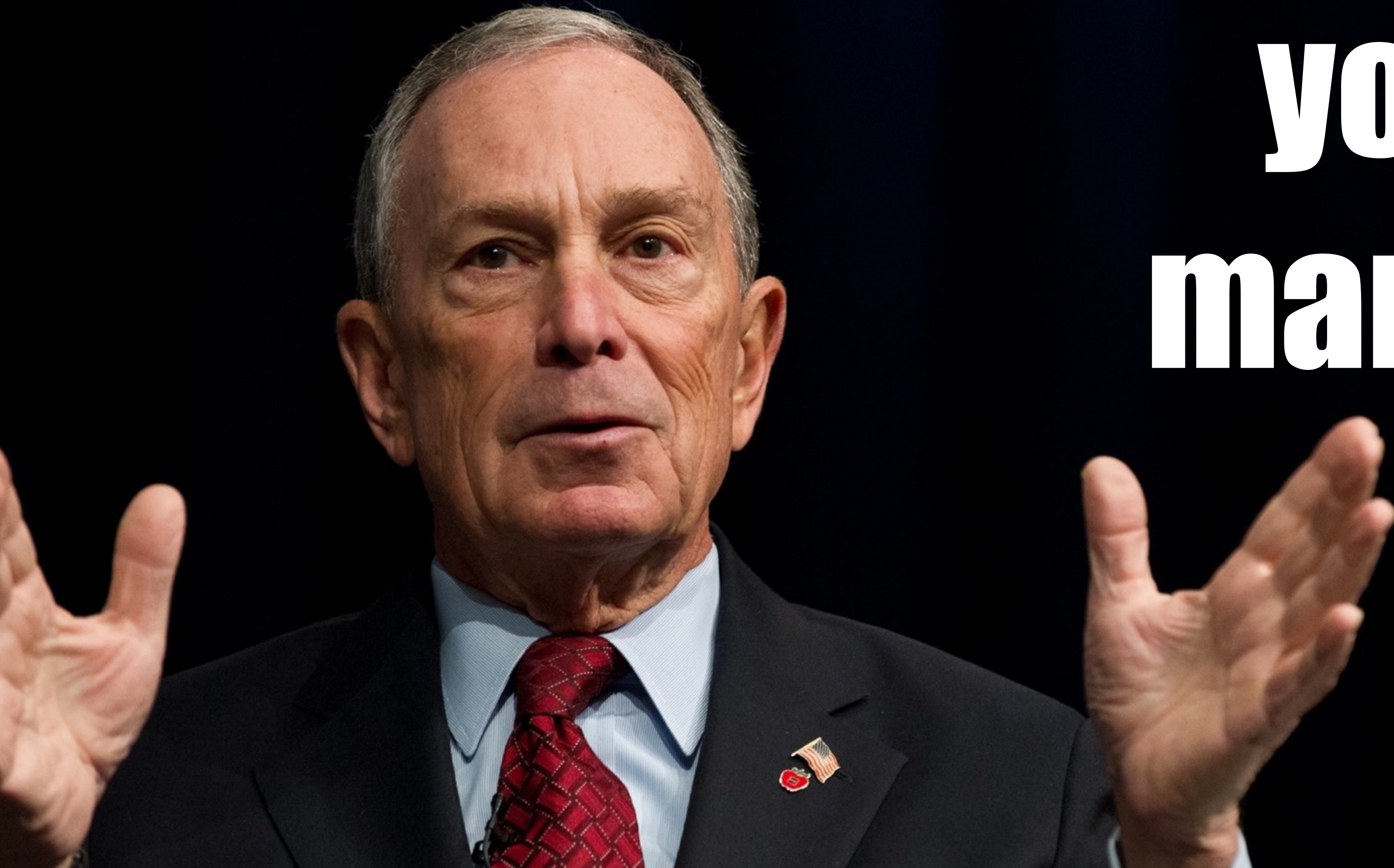


Miguel Cabrera

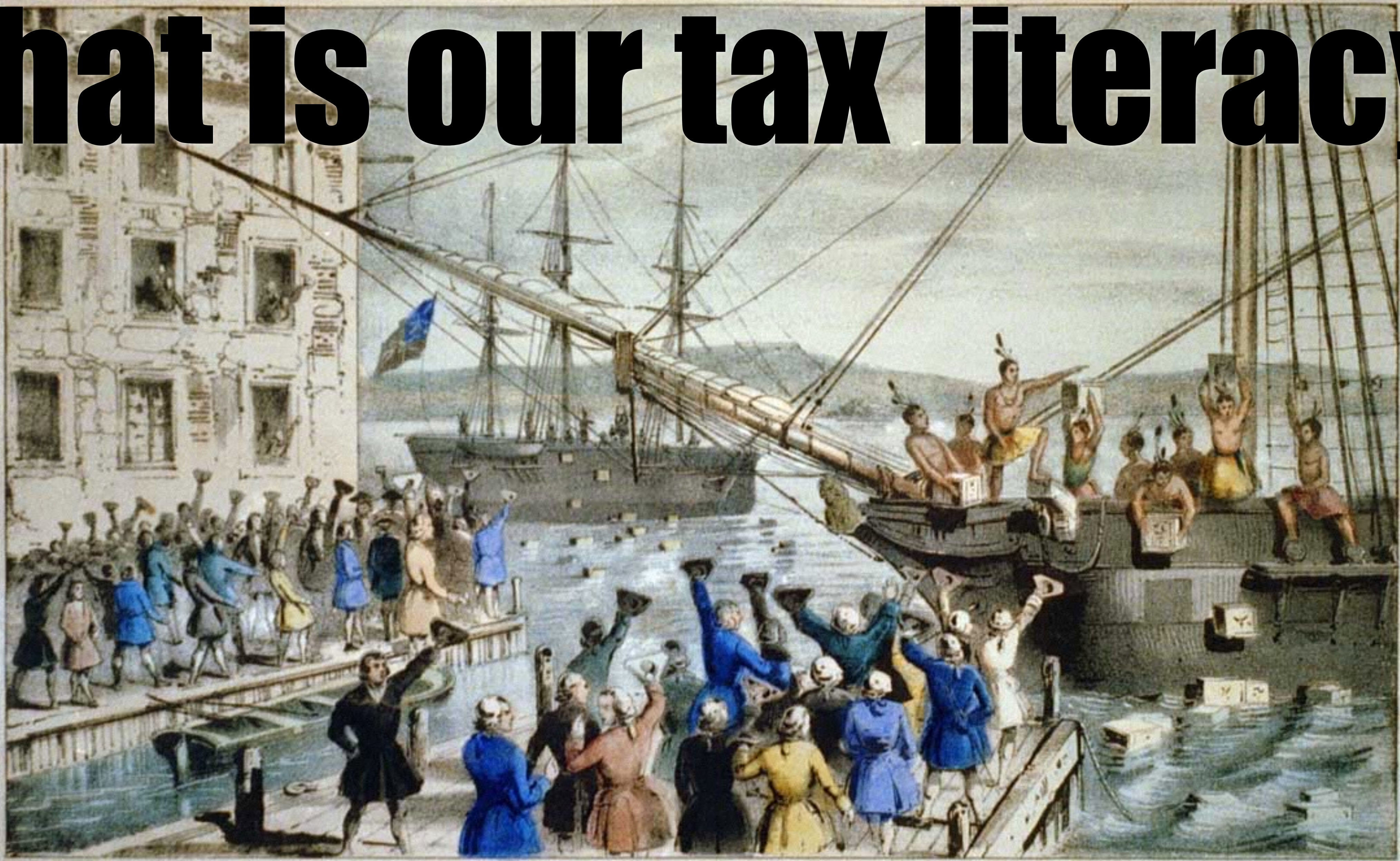


**If you can't measure it,
you can't
manage it.**

Mayor Michael Bloomberg



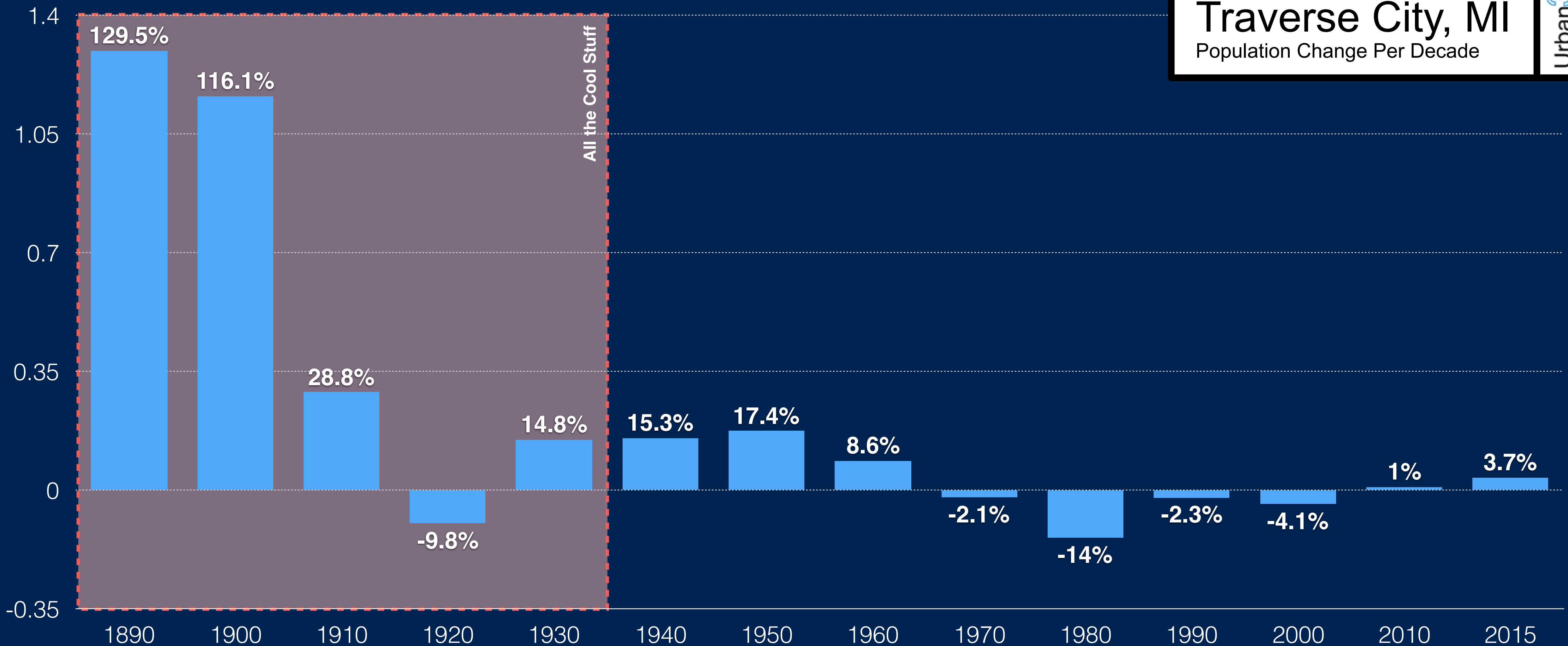
What is our tax literacy?



THE DESTRUCTION OF TEA AT BOSTON HARBOR.

Traverse City, MI

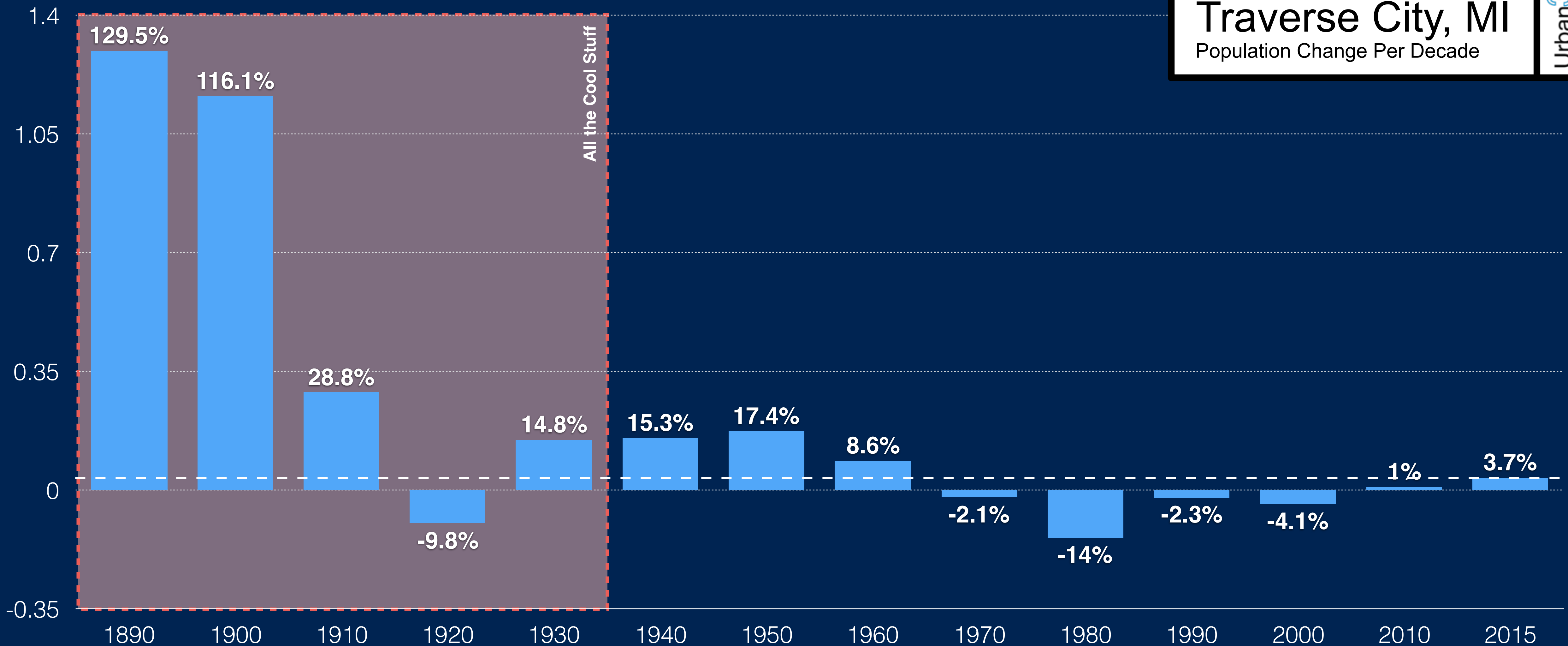
Population Change Per Decade



What is Rapid Growth?

Traverse City, MI

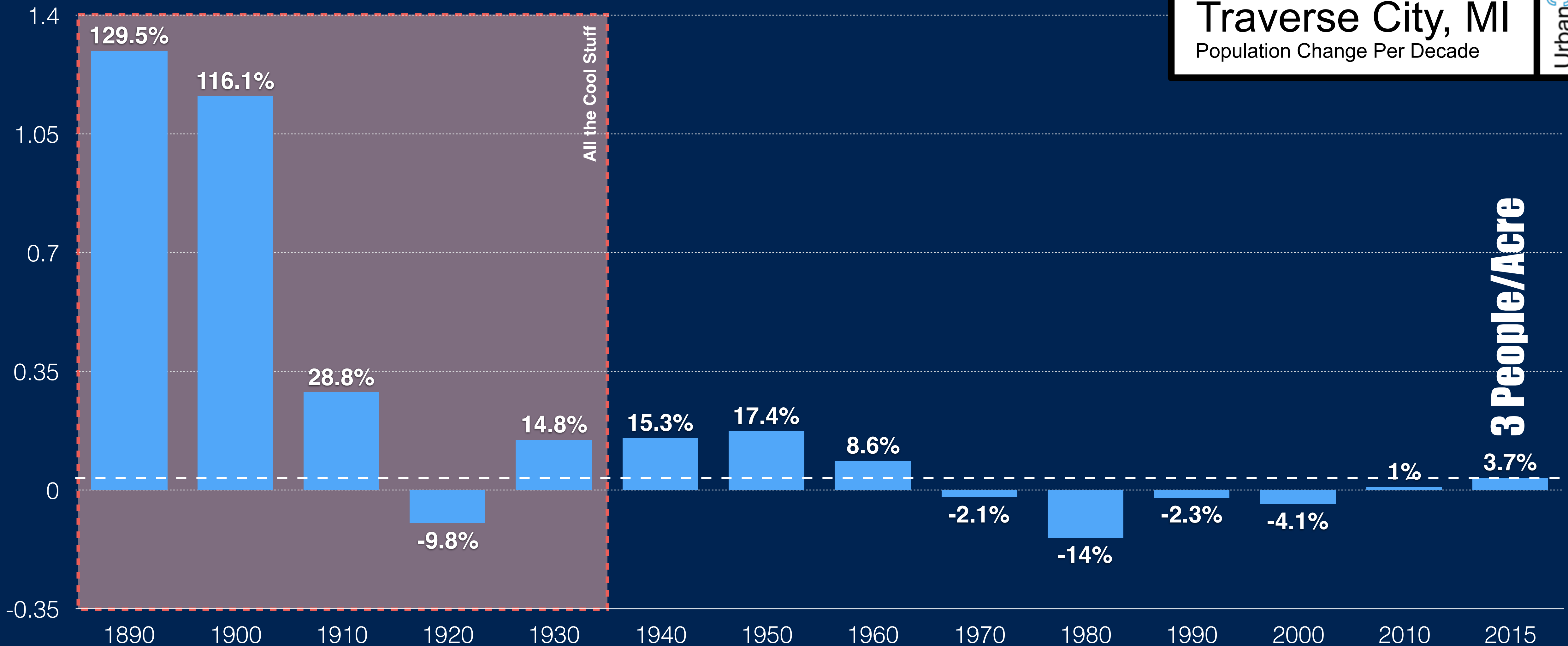
Population Change Per Decade



What is Rapid Growth?

Traverse City, MI

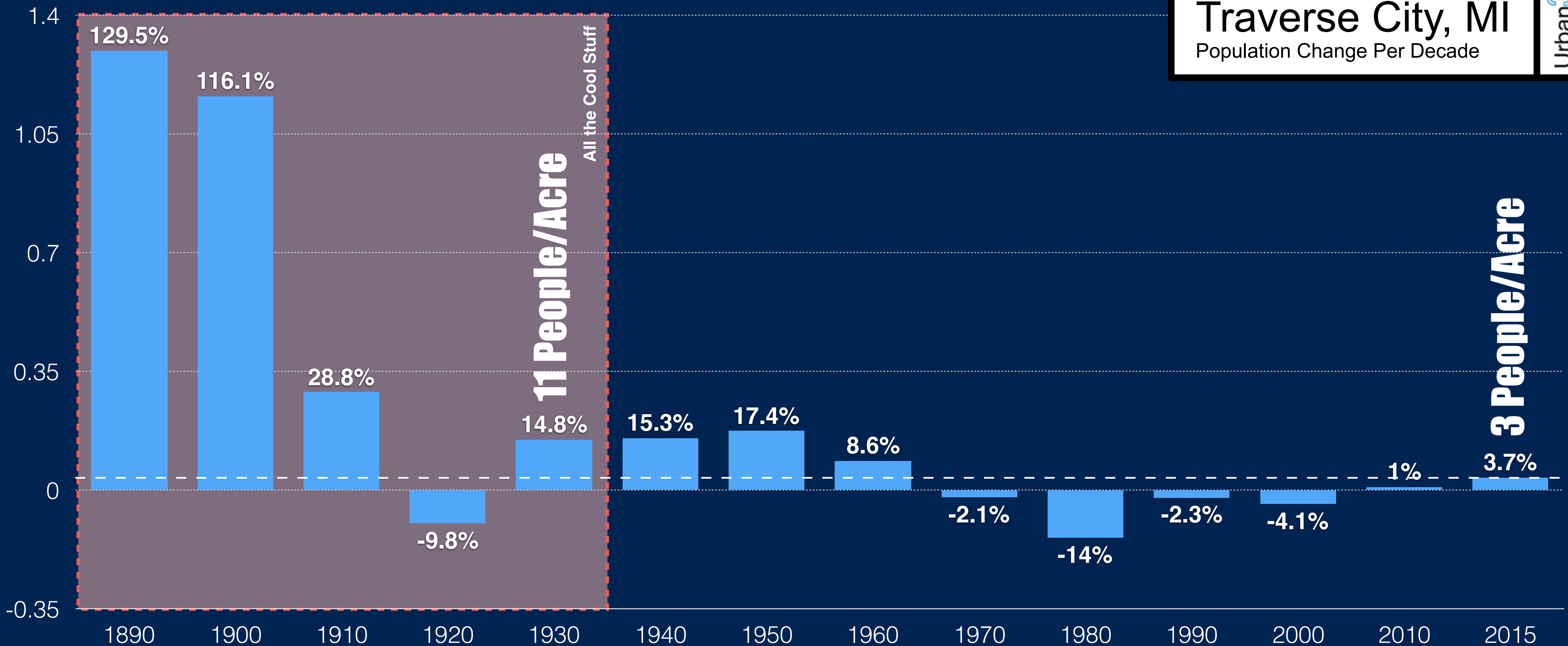
Population Change Per Decade



What is Rapid Growth?

Traverse City, MI

Population Change Per Decade



What is Rapid Growth?

Subsidies aren't what you think

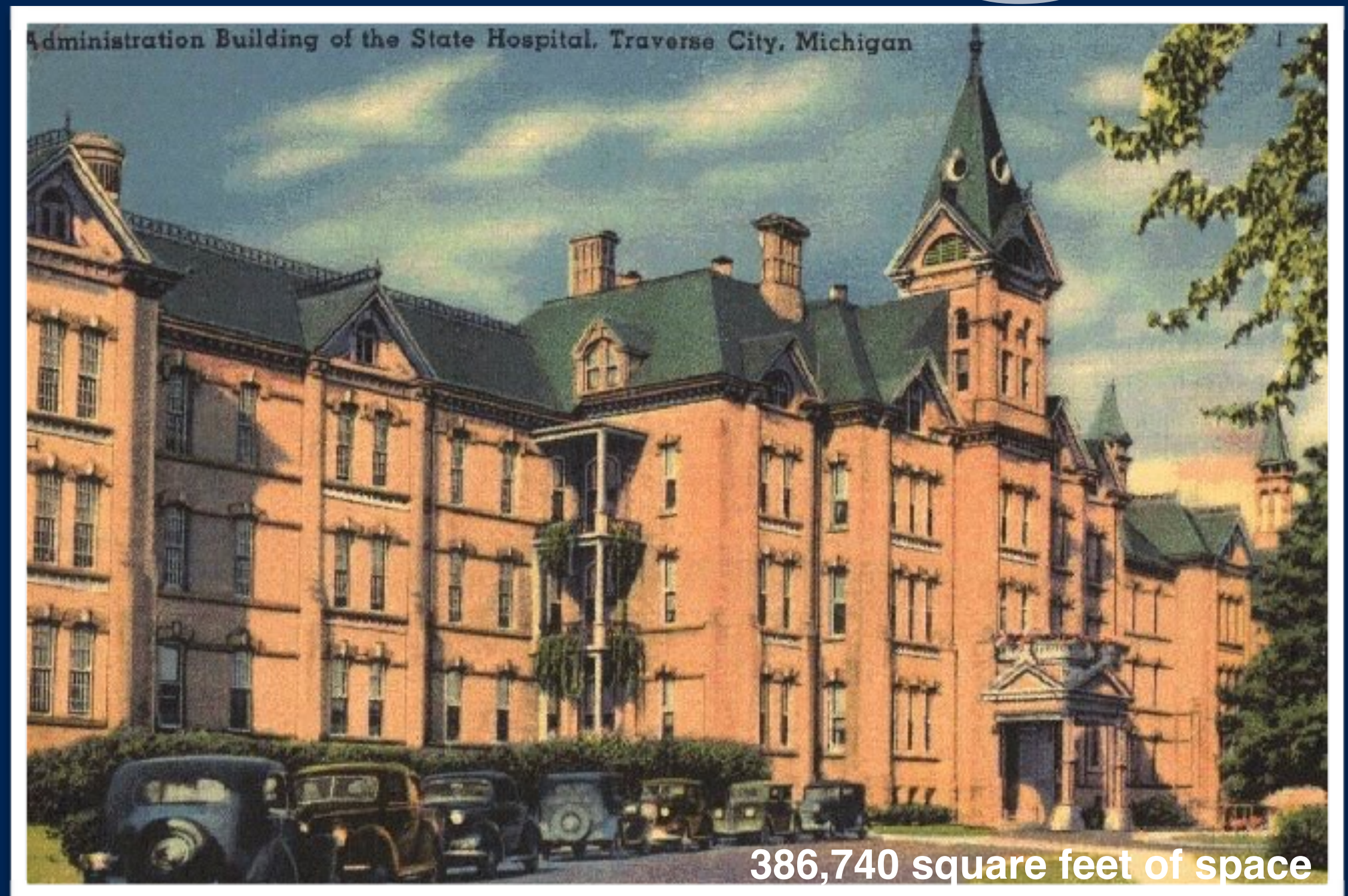
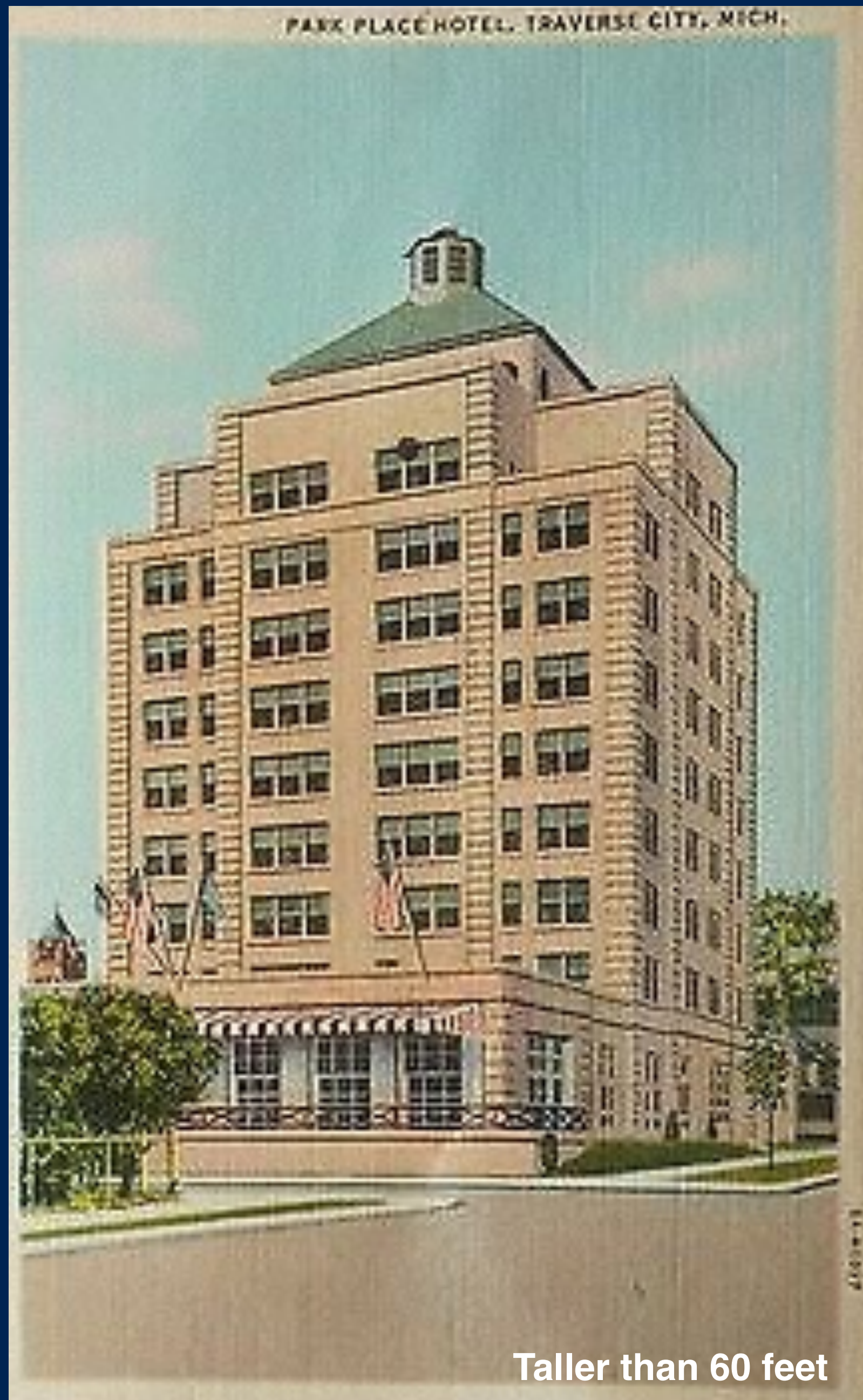


Dead Blue Roof Mall

\$580,182 per acre

Walmart \$385,678 /acre

What is too big?

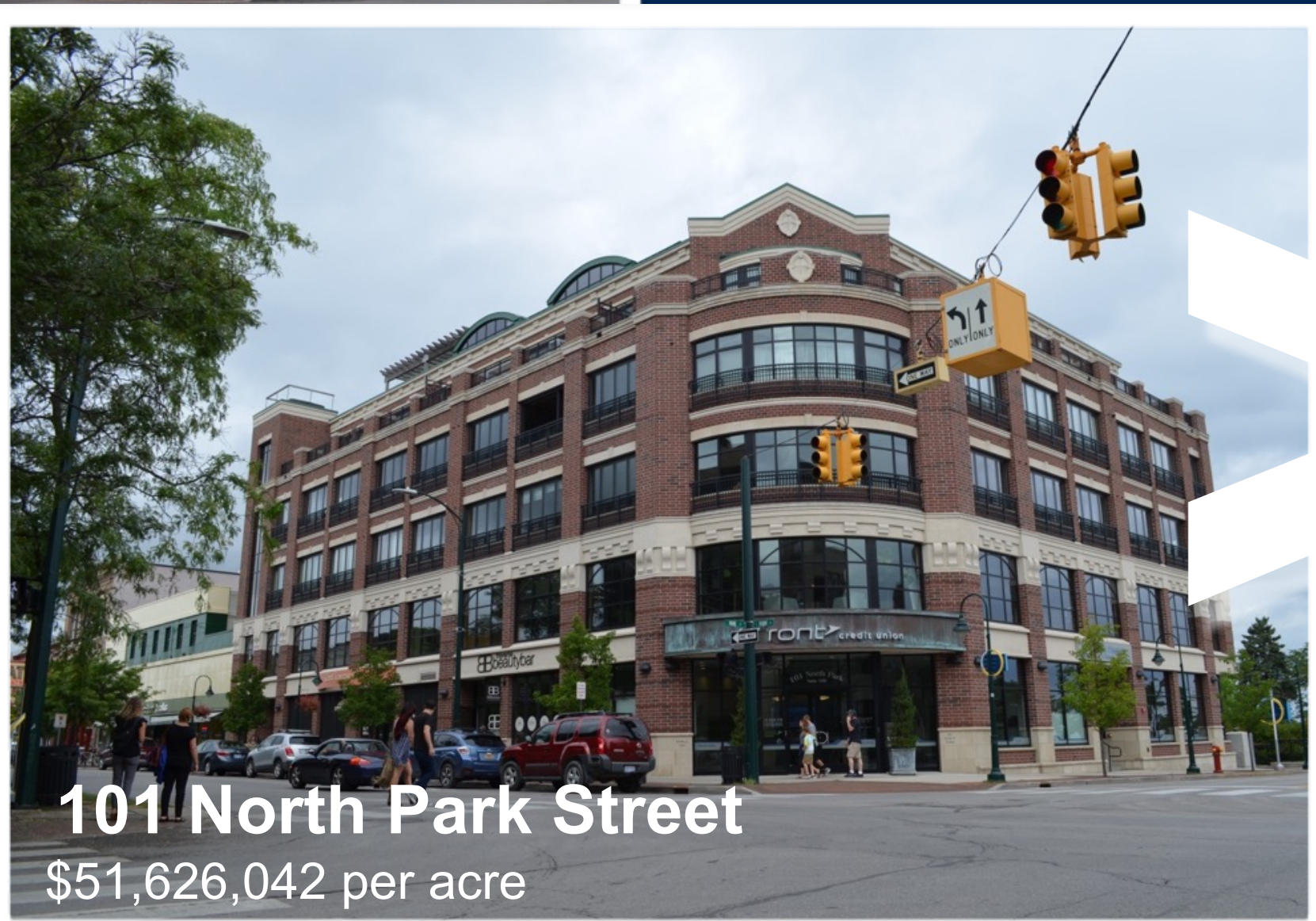


Be Dense

River's Edge
\$9,975,867 per acre



101 North Park Street
\$51,626,042 per acre



Beadle Building
\$12,140,073 per acre

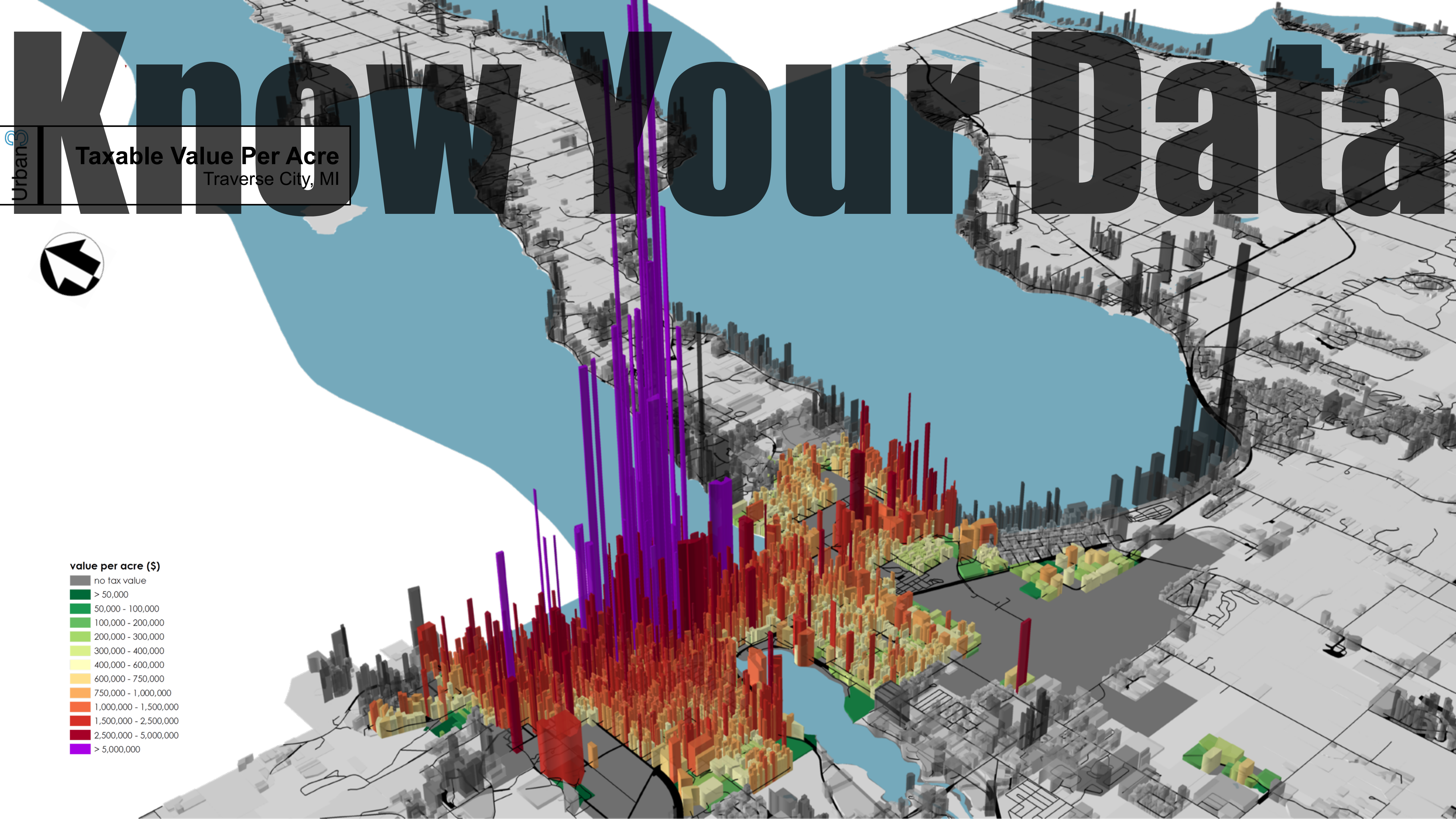


Midtown Condos
\$4,679,913 per acre



Dead Blue Roof Mall
\$580,182 per acre





Urban3

Know Your Data

Taxable Value Per Acre

Traverse City, MI



- value per acre (\$)
- no tax value
 - > 50,000
 - 50,000 - 100,000
 - 100,000 - 200,000
 - 200,000 - 300,000
 - 300,000 - 400,000
 - 400,000 - 600,000
 - 600,000 - 750,000
 - 750,000 - 1,000,000
 - 1,000,000 - 1,500,000
 - 1,500,000 - 2,500,000
 - 2,500,000 - 5,000,000
 - > 5,000,000

DO THE MATH



Age and Compactness of Single Family Homes in Traverse City

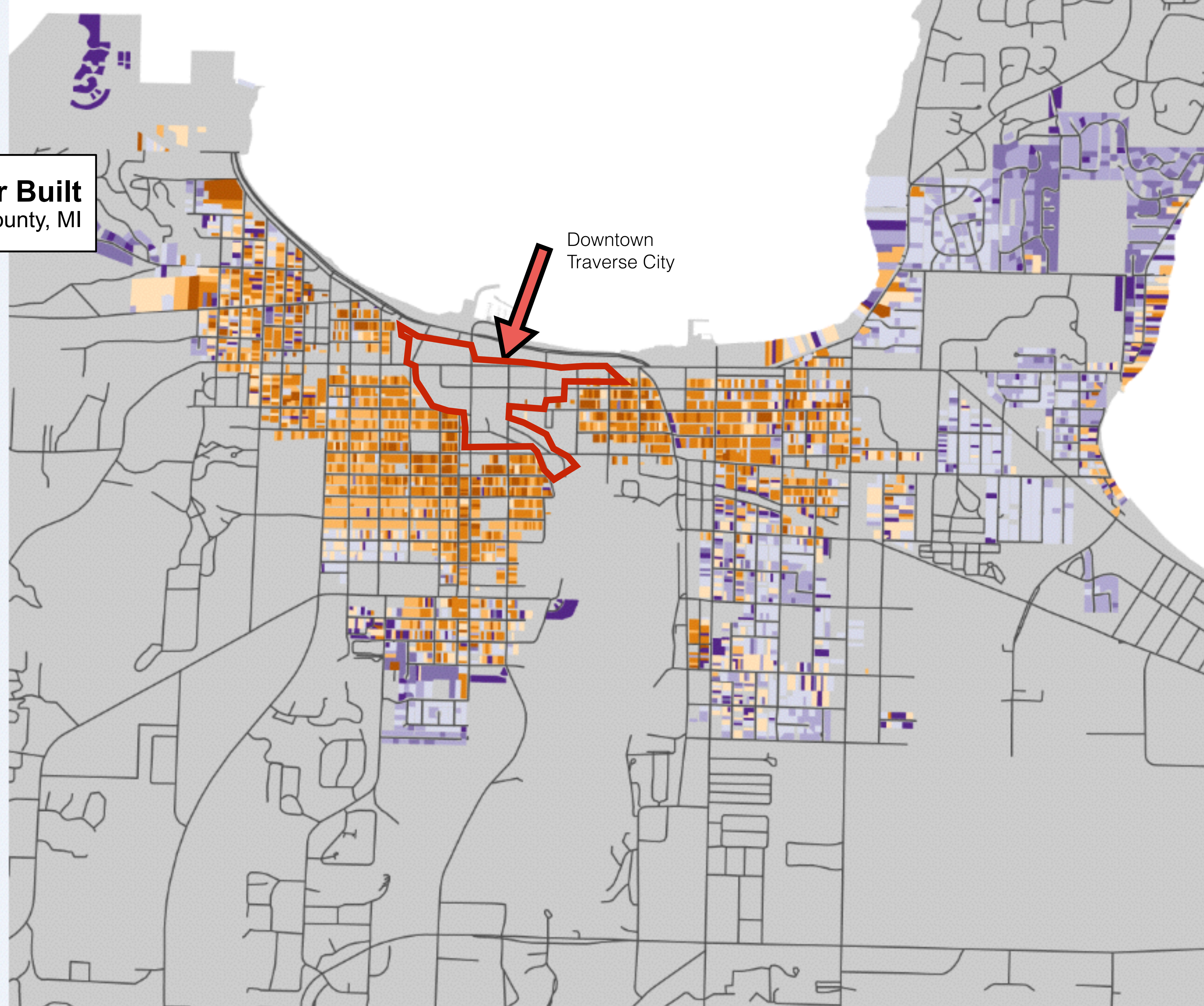
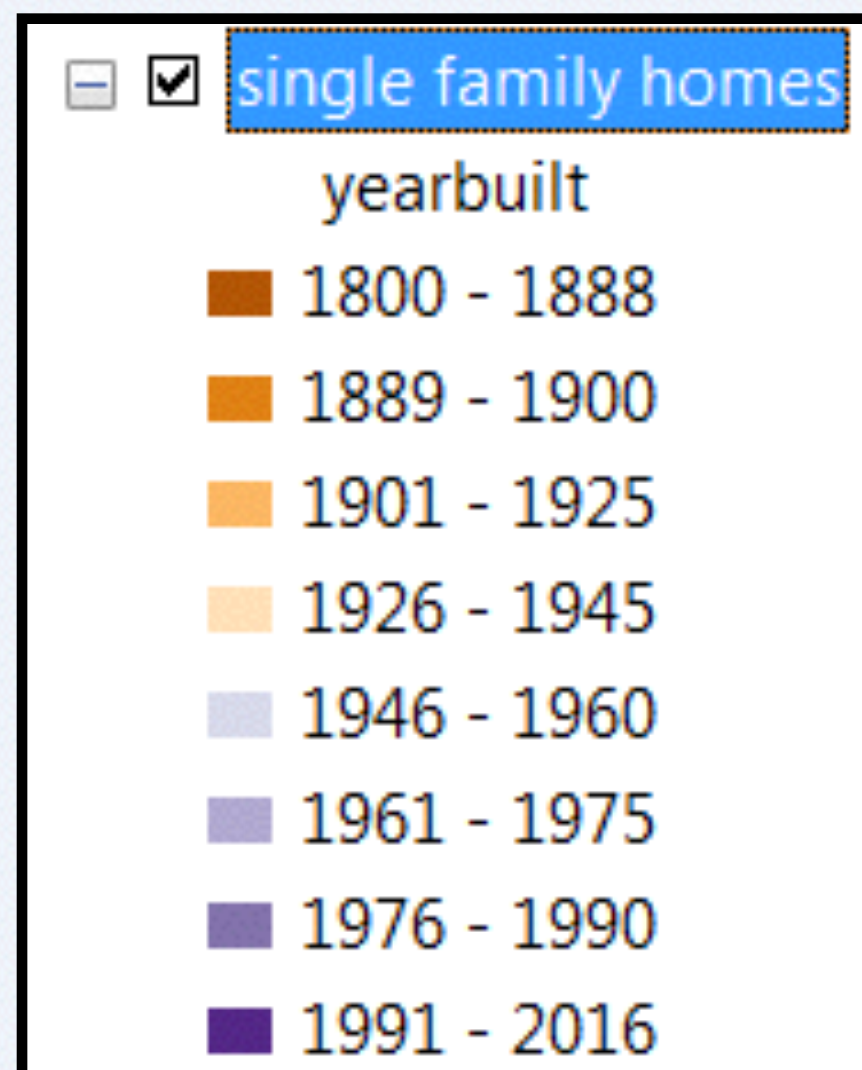
Using Graphs in ArcMap

10/7/16

S-F Housing Valuation Affect By Year Built

Grand Traverse County, MI

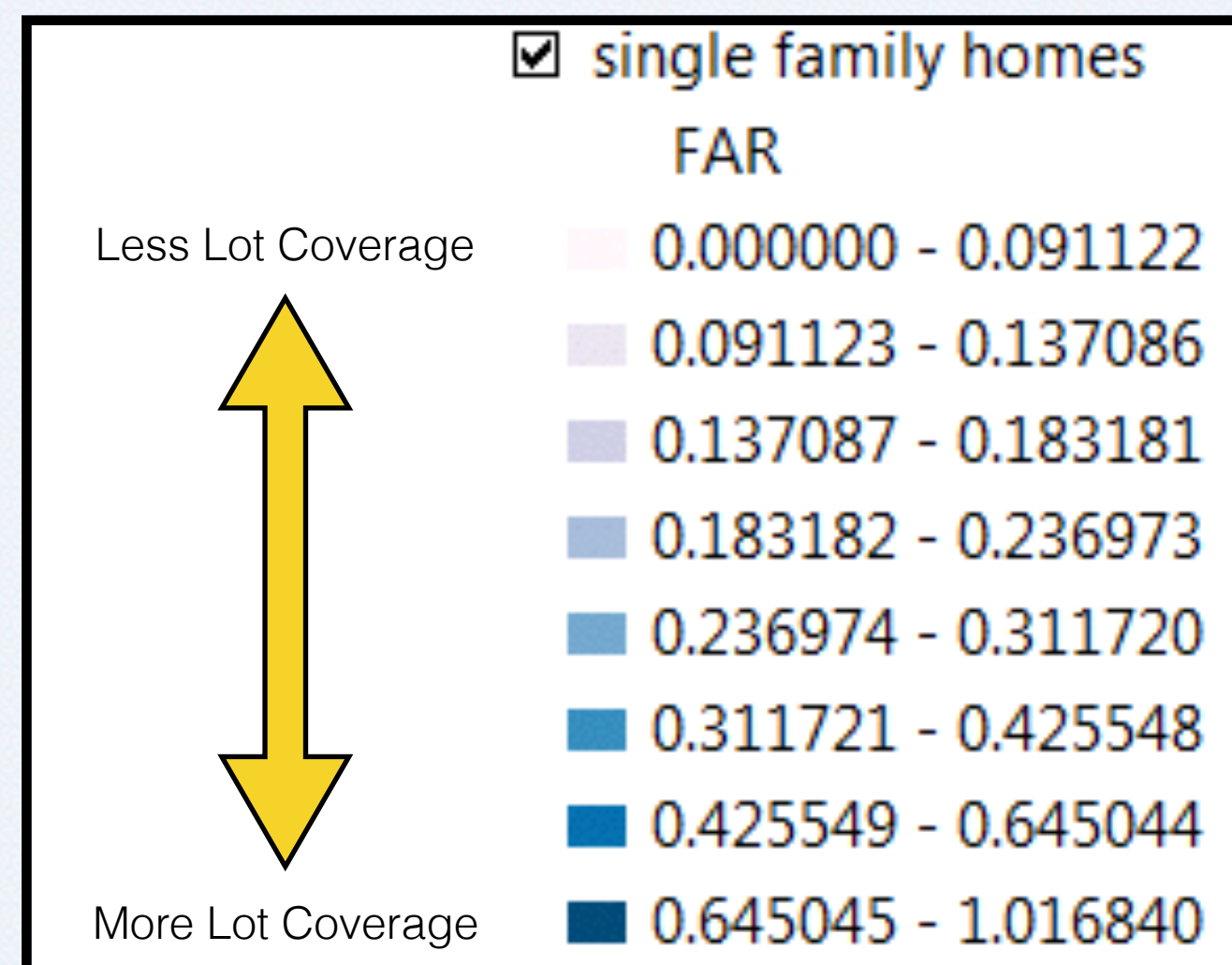
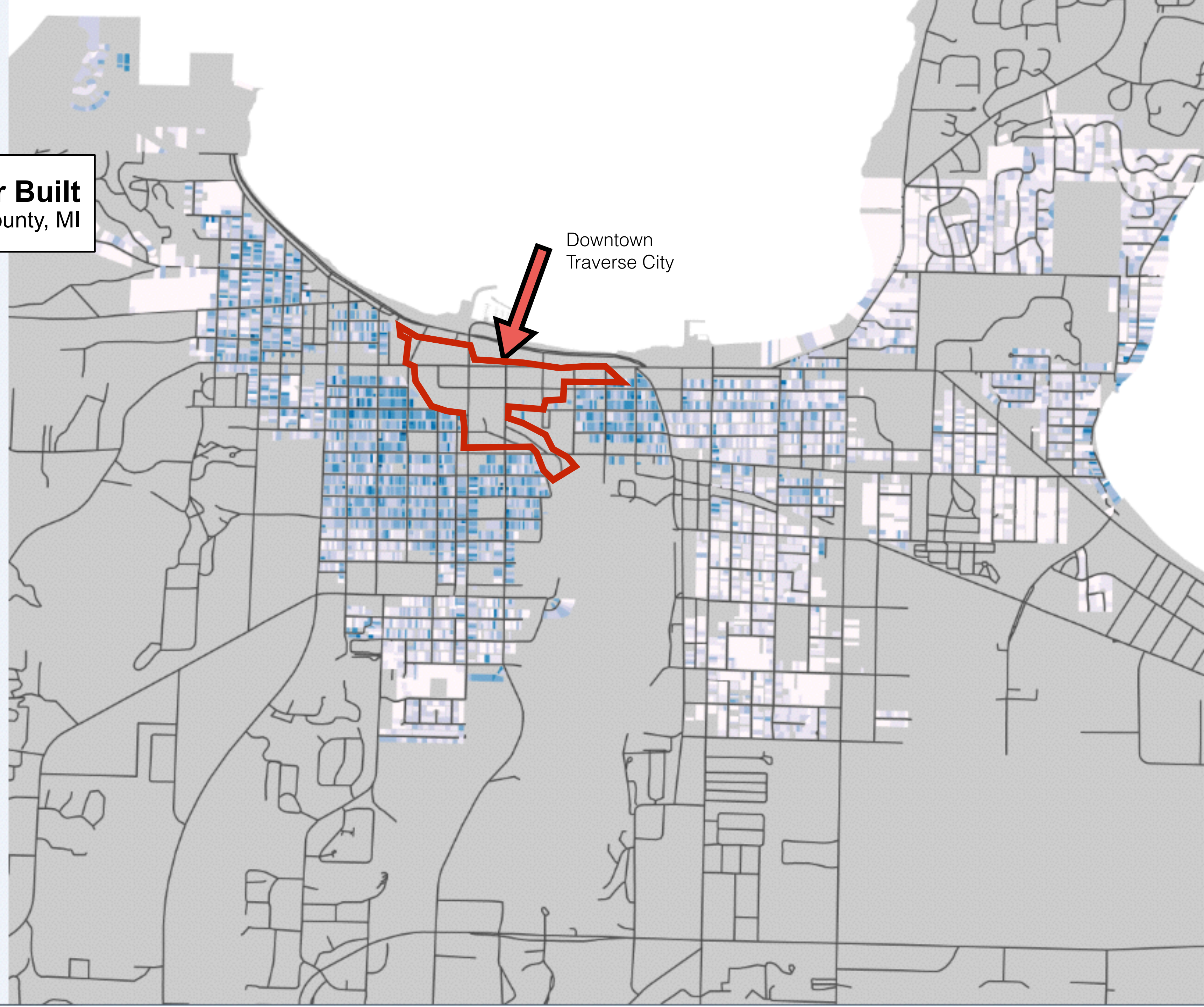
Here's a map of single family homes in the city by year built. You can see the outward growth. What about compactness and value though?



S-F Housing Valuation Affect By Year Built

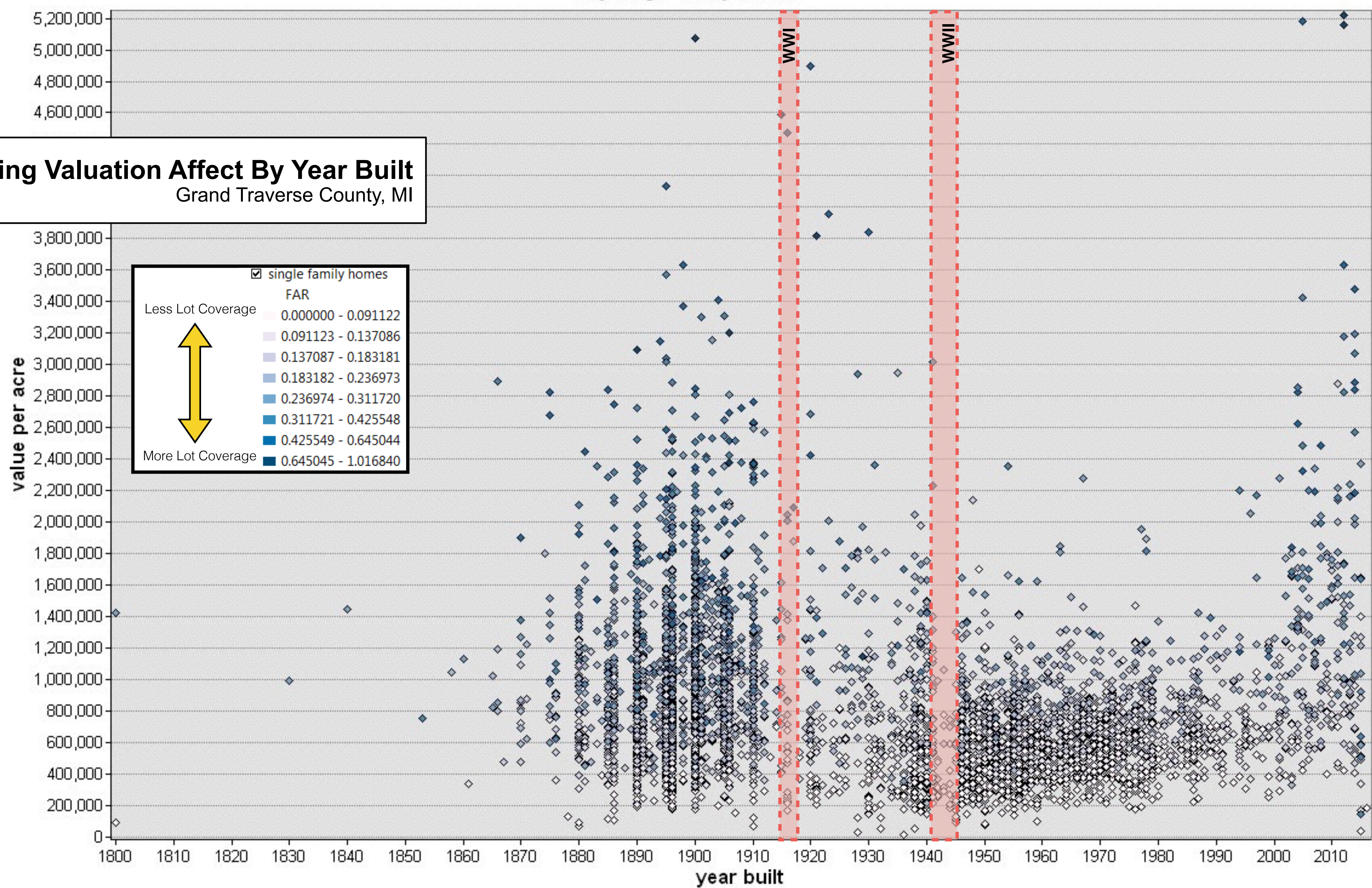
Grand Traverse County, MI

Here is the same view but showing floor area ratio. Visually, it would seem FAR and year built coincide. We'd expect VPA to as well. Here's a way of exploring this data I've recently discovered.



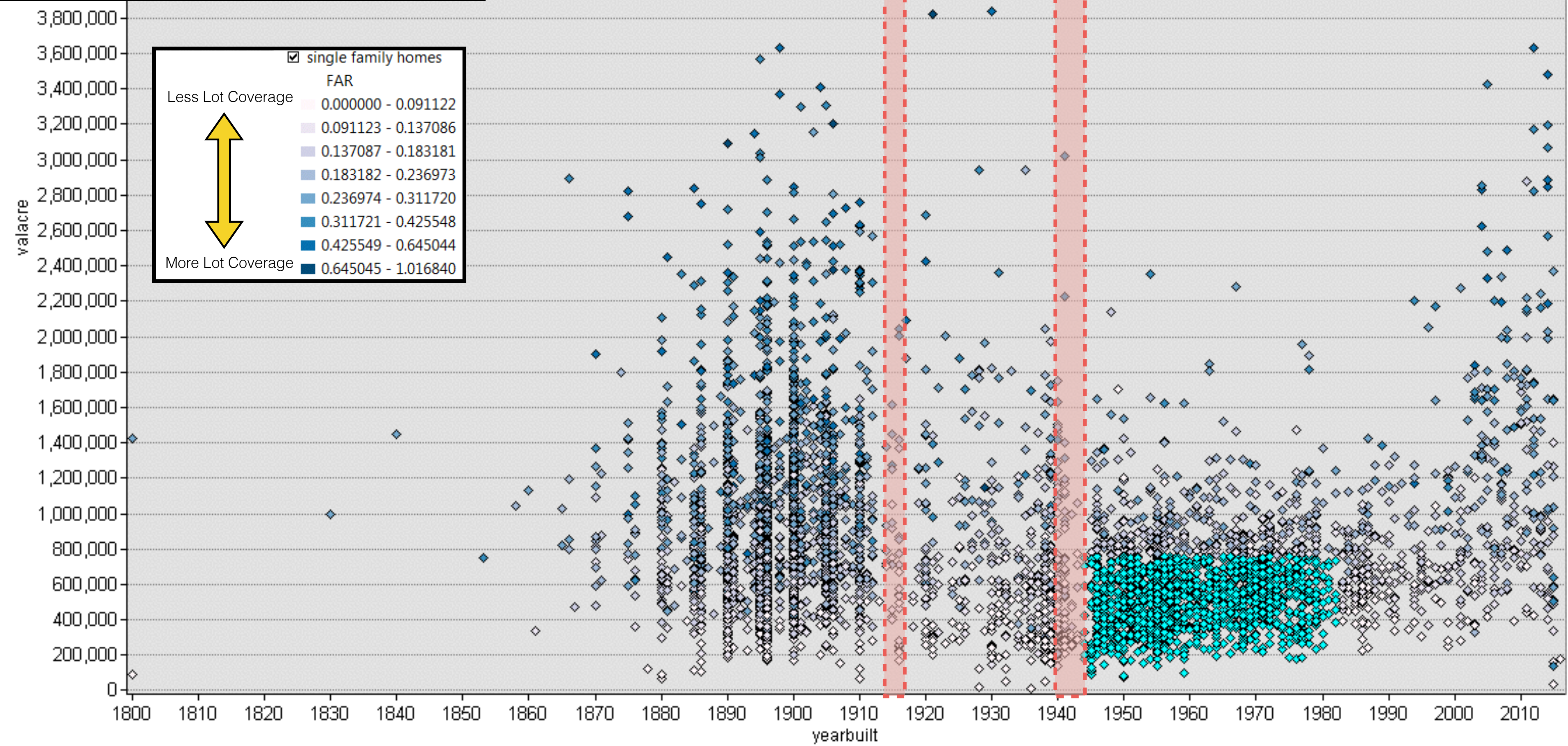
S-F Housing Valuation Affect By Year Built

Grand Traverse County, MI



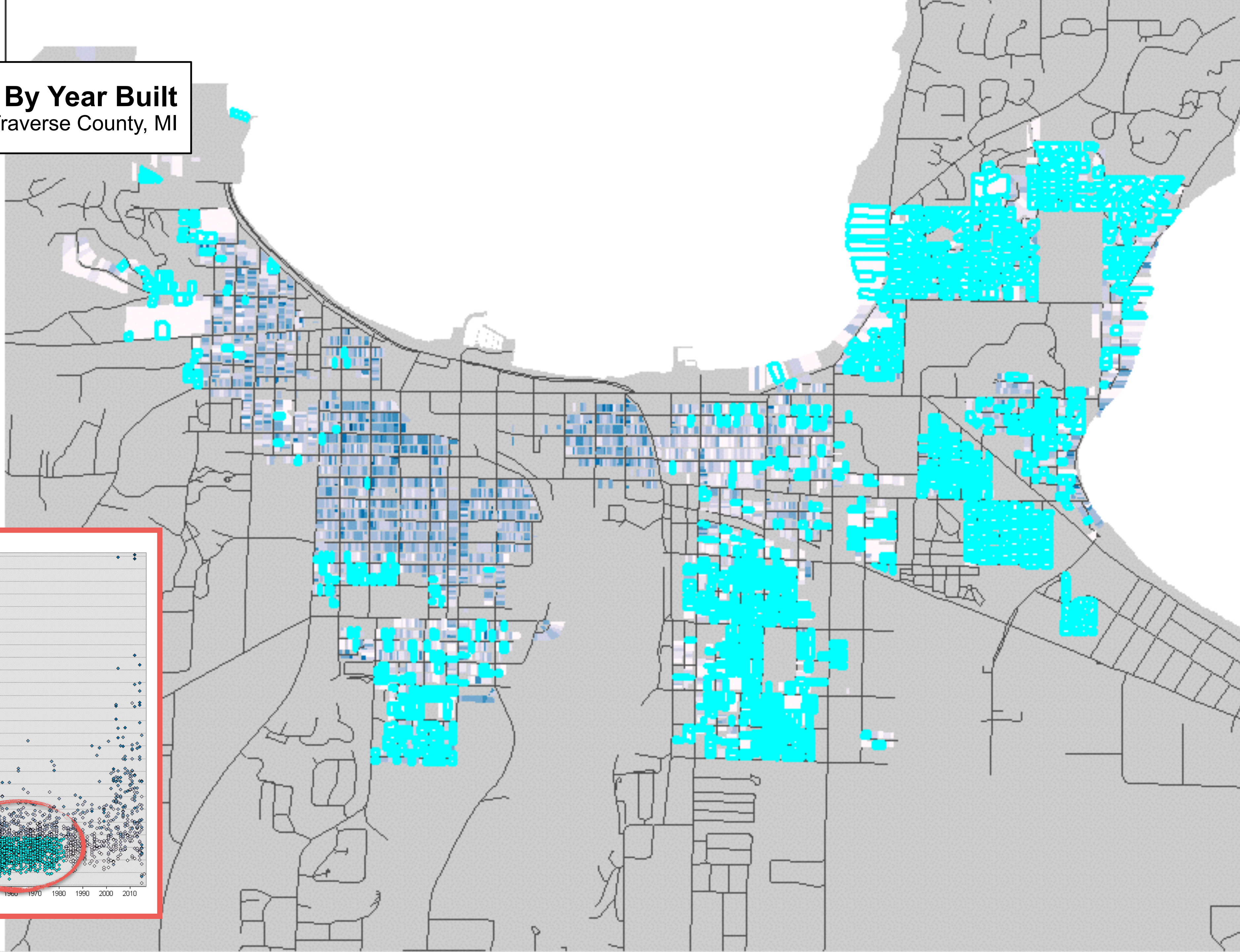
Besides visualization possibilities this is exciting as a means to explore the information. Let's say I wanted to know more about this burrito shaped low VPA cluster of post war development. I can highlight it in the graph...

Urban3 **S-F Housing Valuation Affect By Year Built**
Grand Traverse County, MI



S-F Housing Valuation Affect By Year Built

Grand Traverse County, MI

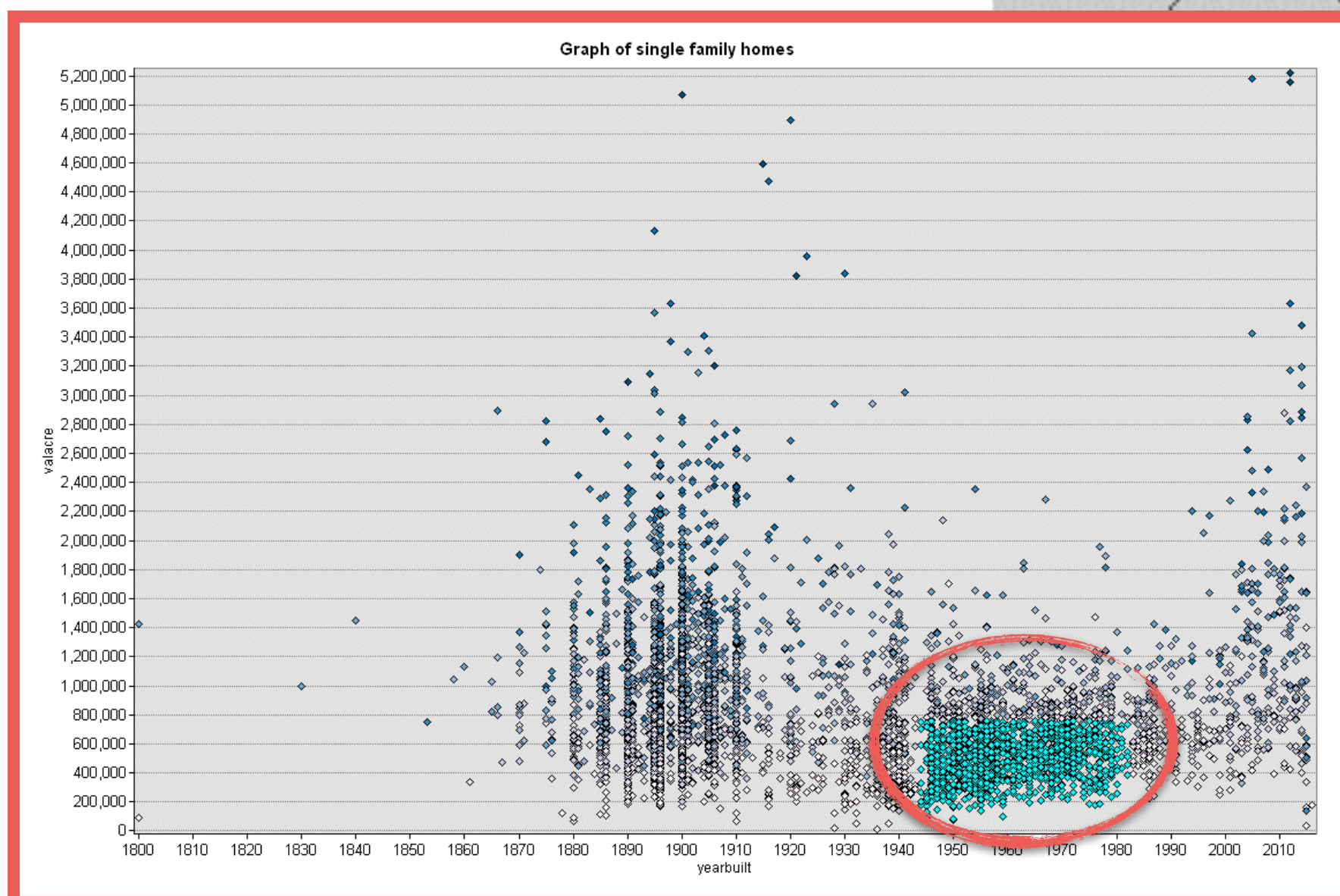


single family homes

FAR

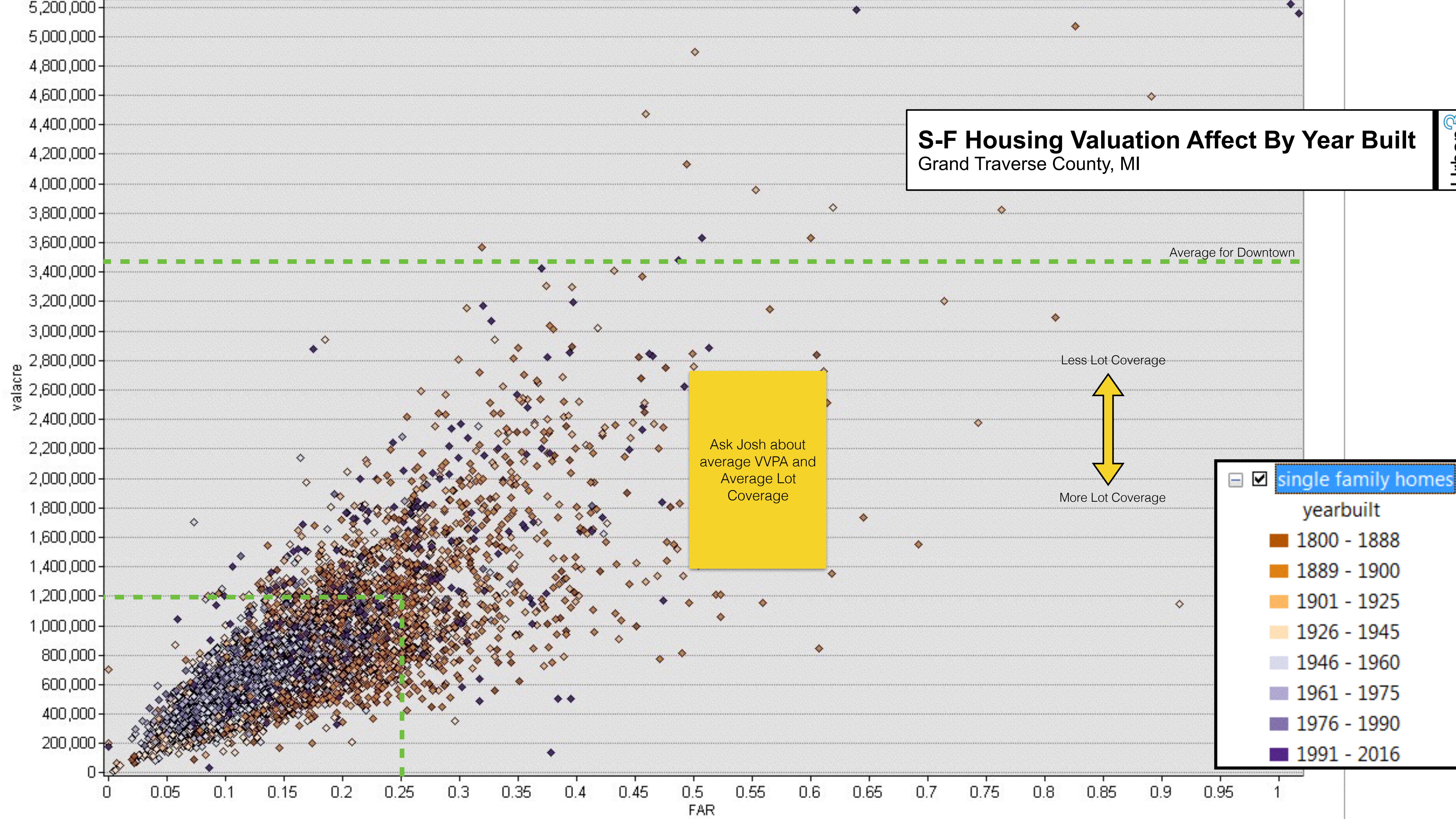
Less Lot Coverage More Lot Coverage

- 0.000000 - 0.091122
- 0.091123 - 0.137086
- 0.137087 - 0.183181
- 0.183182 - 0.236973
- 0.236974 - 0.311720
- 0.311721 - 0.425548
- 0.425549 - 0.645044
- 0.645045 - 1.016840



S-F Housing Valuation Affect By Year Built

Grand Traverse County, MI



Ask Josh about average VVPA and Average Lot Coverage

Less Lot Coverage

More Lot Coverage

single family homes

yearbuilt

- 1800 - 1888
- 1889 - 1900
- 1901 - 1925
- 1926 - 1945
- 1946 - 1960
- 1961 - 1975
- 1976 - 1990
- 1991 - 2016

S-F Housing Valuation Affect By Year Built

Grand Traverse County, MI

